

Wylie City Council Regular Meeting

March 25, 2025 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

Reverend Kurt Ulmer of Faith Lutheran Church.

PRESENTATIONS & RECOGNITIONS

PR1. National Procurement Month.

PR2. Term 3 Wylie Way Students.

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider, and act upon, approval of March 11, 2025 Regular City Council Meeting minutes.
- B. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of February 28, 2025.
- C. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for February 28, 2025.
- D. Consider, and place on file, the City of Wylie Monthly Investment Report for February 28, 2025.
- E. Consider, and act upon, the award of Professional Services Project Order (PSPO) No. W2025-92 for the Engineering Department with Kimley-Horn and Associates, Inc. for professional design services in relation to FM 544 Street Lighting and Signal Improvements in the amount of \$252,000.00 and authorizing the City Manager to execute any necessary documents.
- F. Consider, and act upon, Ordinance No. 2025-12 for a change in zoning from Downtown Historic District (DTH) to Downtown Historic District - Special Use Permit (DTH-SUP) on 0.23 acres to allow for a Smoking Establishment. Property located at 308 N. Ballard Avenue (ZC 2025-02).

REGULAR AGENDA

1. Hold a Public Hearing, consider, and act upon, the writing of an Ordinance to amend the City of Wylie Zoning Ordinance, Articles 5.1 Land Use Charts, 5.2 Listed Uses, 7.0 General Development Regulations, as they relate to Smoke Shops.
2. Consider, and act upon, Ordinance No. 2025-13 of the City of Wylie, Texas; amending Wylie’s Code of Ordinances, Ordinance No. 2021-17, as amended, Chapter 74 (Offenses and Miscellaneous Provisions) by adding Article III (Camping in Public Places Not Designated as Campsites); amending Chapter 110 (Traffic and Vehicles) by adding Section 110-208 (Pedestrians on Medians).
3. Consider, and act upon, Resolution No. 2025-09(R) authorizing the City Secretary to terminate the campaign treasurer appointment of inactive candidates or inactive political committees.
4. Present, and place on file, the Wylie Economic Development Corporation 2024 Annual Report.

WORK SESSION

WS1. Wylie Fire Rescue update and Five-Year Plan.

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

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

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

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

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

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

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

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

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

READING OF ORDINANCES

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

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on March 21, 2025 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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

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

Texas Government Code Section:

- § 551.071 – Private consultation with an attorney for the City.
- § 551.072 – Discussing purchase, exchange, lease or value of real property.
- § 551.074 – Discussing personnel or to hear complaints against personnel.
- § 551.087 – Discussing certain economic development matters.
- § 551.073 – Discussing prospective gift or donation to the City.
- § 551.076 – Discussing deployment of security personnel or devices or security audit.



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: Stephanie Storm

Account Code: _____

Subject

Consider, and act upon, approval of March 11, 2025 Regular City Council Meeting minutes.

Recommendation

Motion to approve the Item as presented.

Discussion

The minutes are attached for your consideration.

Wylie City Council Regular Meeting Minutes

March 11, 2025 – 6:00 PM

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



CALL TO ORDER

Mayor Matthew Porter called the regular meeting to order at 6:01 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang (6:05 p.m.), Councilman Scott Williams, Councilman Sid Hoover, and Councilman Gino Mulliqi. Mayor *pro tem* Jeff Forrester was absent.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Communications and Marketing Director Craig Kelly; City Secretary Stephanie Storm; Police Chief Anthony Henderson; Parks and Recreation Director Carmen Powlen; Finance Director Melissa Brown; Public Works Director Tommy Weir; Community Services Director Jasen Haskins; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Councilman Williams led the invocation and Mayor Porter led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

PR1. Eagle Scout Lillian Goodrich.

Mayor Porter presented a proclamation recognizing Lillian Goodrich for her achievement of the Eagle Scout Award. Goodrich was present to accept the proclamations and gave a brief description of her Eagle Scout project.

Councilman Strang took his seat at the dais at 6:05 p.m.

PR2. Women's History Month.

Mayor Porter recognized Women's History Month in Wylie, Texas.

COMMENTS ON NON-AGENDA ITEMS

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

No persons were present wishing to address the Council.

CONSENT AGENDA

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

A. Consider, and act upon, approval of February 25, 2025 Regular City Council Meeting minutes.

- B. Consider, and act upon, Contract No. W2025-94 for the Finance Department in an estimated amount of \$59,500 for a review of the City's water and wastewater rates and an update to the City's indirect cost allocation model through a cooperative purchasing agreement with HGACBuy (Houston-Galveston Area Council of Governments).
- C. Consider, and act upon, the approval of the purchase of Motorola M500 in-car video systems (formerly WatchGuard) in the estimated annual amount of \$52,712 from Motorola Solutions, Inc. through a cooperative purchasing contract with Texas Department of Information and authorizing the City Manager to execute any necessary documents.
- D. Consider, and act upon, Resolution No. 2025-08(R) authorizing the sole source purchase of ESRI Small Municipal and County Government Enterprise Software under a single three (3) year term from Environmental Systems Research Institute, Inc. (ESRI, Inc.) in the amount of \$190,800.00 and authorizing the City Manager to execute any necessary documents.
- E. Consider, and act upon, Ordinance No. 2025-09 for a change in zoning from Planned Development 2022-06 (PD 22-06) to Commercial Corridor and Commercial Corridor - Special Use Permit (CC & CC-SUP) on 5.43 acres to allow for a drive-through restaurant use and Commercial uses. Property located at 2310 W. FM 544 and 2320 W. FM 544 (ZC 2024-12).
- F. Consider, and act upon, Ordinance No. 2025-10 for a change in zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP) on 1.2 acres to allow for an Automobile Repair Major use. Property located at 2751 Capital St. (ZC 2024-15).
- G. Consider, and act upon, a Final Plat for Kreymer at the Park, being 48 residential lots and two open space lots on 16.484 acres. Property located at 2605 E. Stone Rd.

Council Action

A motion was made by Councilman Duke, seconded by Councilman Williams, to approve the Consent Agenda as presented. A vote was taken and the motion passed 6-0 with Mayor *pro tem* Forrester absent.

REGULAR AGENDA

- 1. **Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Downtown Historic District (DTH) to Downtown Historic District - Special Use Permit (DTH-SUP) on 0.23 acres to allow for a Smoking Establishment. Property located at 308 N Ballard Avenue (ZC 2025-02).**

Applicant Comments

Jose Hernandez and Robert Alvarez, representing Faustino Cigar Lounge, addressed the Council giving a brief presentation and answering questions from the Council.

Public Hearing

Mayor Porter opened the public hearing on Item 1 at 6:22 p.m. asking anyone present wishing to address the Council to come forward.

Jonna Rodriguez, who owns the residential home next door, addressed the Council speaking in favor of the proposed business.

Mayor Porter closed the public hearing at 6:24 p.m.

Council Action

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

2. **Consider, and act upon, authorizing the City Manager to sign a Development Agreement, pending zoning, between the City of Wylie and Skorburg Retail Corporation for the development of a single family development generally located north and west of Country Club Road and McMillen Road.**

Staff Comments

Community Services Director Haskins addressed the Council providing information and answering questions from the Council.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Duke, to approve Item 2 as presented. A vote was taken and the motion passed 6-0 with Mayor *pro tem* Forrester absent.

3. **Consider, and act upon, Ordinance No. 2025-11 for a change in zoning from Agricultural District (AG/30) to Single Family - 10 District (SF 10/24) on 59.755 acres to allow for a single-family detached development. Property generally located at 1755 FM 1378 and 1813 and 2241 McMillen Road (ZC 2024-14).**

Staff Comments

Community Services Director Haskins addressed the Council providing information and answering questions from the Council.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Mulliqi, to approve Item 3 as presented. A vote was taken and the motion passed 6-0 with Mayor *pro tem* Forrester absent.

WORK SESSION

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

WS1. Discuss Five Year Financial Plan.

City Manager Parker addressed the Council, giving a presentation on the five-year projections for the 4B Fund, Utility Fund, and General Fund.

Council feedback included looking at financing options for large equipment and other purchases with a 7-10-year life expectancy; the Utility Fund will only pay for Utility projects.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 7:35 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. 2025-09, 2025-10, and 2025-11 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Mulliqi, to adjourn the meeting at 7:37 p.m. A vote was taken and the motion passed 6-0 with Mayor *pro tem* Forrester absent.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary



Wylie City Council

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 February 28, 2025.

Recommendation

Motion to approve the Item as presented.

Discussion

The Wylie Economic Development Corporation (WEDC) Board of Directors approved the attached financials on March 19, 2025.

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP							
Revenue							
Category: 400 - Taxes							
111-4000-40210	SALES TAX	4,990,217.00	4,990,217.00	602,324.24	1,375,538.83	-3,614,678.17	72.44 %
Category: 400 - Taxes Total:		4,990,217.00	4,990,217.00	602,324.24	1,375,538.83	-3,614,678.17	72.44%
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	112,000.00	112,000.00	29,906.09	175,004.18	63,004.18	156.25 %
Category: 460 - Interest Income Total:		112,000.00	112,000.00	29,906.09	175,004.18	63,004.18	56.25%
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	4,800.00	4,800.00	400.00	3,700.00	-1,100.00	22.92 %
111-4000-48410	MISCELLANEOUS INCOME	0.00	0.00	0.00	400.00	400.00	0.00 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	4,121,530.00	4,121,530.00	0.00	925,593.76	-3,195,936.24	77.54 %
Category: 480 - Miscellaneous Income Total:		4,126,330.00	4,126,330.00	400.00	929,693.76	-3,196,636.24	77.47%
Revenue Total:		9,228,547.00	9,228,547.00	632,630.33	2,480,236.77	-6,748,310.23	73.12%
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	470,558.40	470,558.40	35,272.38	174,964.10	295,594.30	62.82 %
111-5611-51140	LONGEVITY PAY	2,807.68	2,807.68	0.00	2,664.00	143.68	5.12 %
111-5611-51310	TMRS	74,649.83	74,649.83	5,562.46	27,843.04	46,806.79	62.70 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	79,943.76	79,943.76	6,503.57	32,517.85	47,425.91	59.32 %
111-5611-51420	LONG-TERM DISABILITY	1,741.07	1,741.07	80.80	404.00	1,337.07	76.80 %
111-5611-51440	FICA	29,348.70	29,348.70	2,003.70	10,223.25	19,125.45	65.17 %
111-5611-51450	MEDICARE	6,863.81	6,863.81	468.60	2,390.88	4,472.93	65.17 %
111-5611-51470	WORKERS COMP PREMIUM	994.07	994.07	0.00	724.00	270.07	27.17 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	585.00	585.00	168.86	581.44	3.56	0.61 %
Category: 510 - Personnel Services Total:		667,492.32	667,492.32	50,060.37	252,312.56	415,179.76	62.20%
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	199.85	834.24	4,165.76	83.32 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	223.85	76.15	25.38 %
111-5611-52810	FOOD SUPPLIES	3,000.00	3,000.00	206.87	1,040.81	1,959.19	65.31 %
Category: 520 - Supplies Total:		8,300.00	8,300.00	406.72	2,098.90	6,201.10	74.71%
Category: 540 - Materials for Maintenance							
111-5611-54610	FURNITURE & FIXTURES	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
111-5611-54810	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	0.00	7,650.00	100.00 %
Category: 540 - Materials for Maintenance Total:		10,150.00	10,150.00	0.00	0.00	10,150.00	100.00%
Category: 560 - Contractual Services							
111-5611-56030	INCENTIVES	1,741,250.00	1,741,250.00	0.00	200,000.00	1,541,250.00	88.51 %
111-5611-56040	SPECIAL SERVICES	87,270.00	87,270.00	157.50	725.00	86,545.00	99.17 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	71,000.00	71,000.00	650.00	6,411.39	64,588.61	90.97 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTUR	9,020,667.00	9,020,667.00	533,323.46	2,949,217.98	6,071,449.02	67.31 %
111-5611-56080	ADVERTISING	226,125.00	226,125.00	42,472.53	89,925.31	136,199.69	60.23 %
111-5611-56090	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	8,216.56	20,488.48	53,961.52	72.48 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	521.11	2,074.30	5,825.70	73.74 %
111-5611-56180	RENTAL	27,000.00	27,000.00	2,250.00	11,250.00	15,750.00	58.33 %
111-5611-56210	TRAVEL & TRAINING	95,500.00	95,500.00	864.22	25,499.41	70,000.59	73.30 %
111-5611-56250	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	17,116.79	58,726.66	32,326.34	35.50 %
111-5611-56310	INSURANCE	6,800.00	6,800.00	0.00	5,816.85	983.15	14.46 %
111-5611-56510	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	1,251.60	12,057.00	40,943.00	77.25 %
111-5611-56570	ENGINEERING/ARCHITECTURAL	855,300.00	855,300.00	13,094.16	53,364.57	801,935.43	93.76 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	219.79	786.35	1,613.65	67.24 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 02/28/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Category: 560 - Contractual Services Total:	12,359,715.00	12,359,715.00	620,137.72	3,436,343.30	8,923,371.70	72.20%
Category: 570 - Debt Service & Capital Replacement						
111-5611-57410 PRINCIPAL PAYMENT	606,744.04	606,744.04	51,833.85	257,403.93	349,340.11	57.58 %
111-5611-57415 INTEREST EXPENSE	625,253.60	625,253.60	50,832.62	255,928.42	369,325.18	59.07 %
Category: 570 - Debt Service & Capital Replacement Total:	1,231,997.64	1,231,997.64	102,666.47	513,332.35	718,665.29	58.33%
Category: 580 - Capital Outlay						
111-5611-58110 LAND-PURCHASE PRICE	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00 %
Category: 580 - Capital Outlay Total:	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00%
Expense Total:	15,277,654.96	15,277,654.96	773,271.28	4,204,087.11	11,073,567.85	72.48%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-6,049,107.96	-6,049,107.96	-140,640.95	-1,723,850.34	4,325,257.62	71.50%
Report Surplus (Deficit):	-6,049,107.96	-6,049,107.96	-140,640.95	-1,723,850.34	4,325,257.62	71.50%

Budget Report

For Fiscal: 2024-2025 Period Ending: 02/28/2025

Group Summary

Category	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue						
400 - Taxes	4,990,217.00	4,990,217.00	602,324.24	1,375,538.83	-3,614,678.17	72.44%
460 - Interest Income	112,000.00	112,000.00	29,906.09	175,004.18	63,004.18	56.25%
480 - Miscellaneous Income	4,126,330.00	4,126,330.00	400.00	929,693.76	-3,196,636.24	77.47%
Revenue Total:	9,228,547.00	9,228,547.00	632,630.33	2,480,236.77	-6,748,310.23	73.12%
Expense						
510 - Personnel Services	667,492.32	667,492.32	50,060.37	252,312.56	415,179.76	62.20%
520 - Supplies	8,300.00	8,300.00	406.72	2,098.90	6,201.10	74.71%
540 - Materials for Maintenance	10,150.00	10,150.00	0.00	0.00	10,150.00	100.00%
560 - Contractual Services	12,359,715.00	12,359,715.00	620,137.72	3,436,343.30	8,923,371.70	72.20%
570 - Debt Service & Capital Replacement	1,231,997.64	1,231,997.64	102,666.47	513,332.35	718,665.29	58.33%
580 - Capital Outlay	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00%
Expense Total:	15,277,654.96	15,277,654.96	773,271.28	4,204,087.11	11,073,567.85	72.48%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-6,049,107.96	-6,049,107.96	-140,640.95	-1,723,850.34	4,325,257.62	71.50%
Report Surplus (Deficit):	-6,049,107.96	-6,049,107.96	-140,640.95	-1,723,850.34	4,325,257.62	71.50%

Budget Report

For Fiscal: 2024-2025 Period Ending: 02/28/2025

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CC	-6,049,107.96	-6,049,107.96	-140,640.95	-1,723,850.34	4,325,257.62
Report Surplus (Deficit):	-6,049,107.96	-6,049,107.96	-140,640.95	-1,723,850.34	4,325,257.62

Wylie Economic Development Corporation
Statement of Net Position
As of February 28, 2025

Assets

Cash and cash equivalents	\$ 12,359,863.42	
Receivables	\$ 717,000.00	Note 1
Inventories	\$ 14,063,964.34	
Prepaid Items	<u>\$ -</u>	
Total Assets	<u>\$ 27,140,827.76</u>	

Deferred Outflows of Resources

Pensions	<u>\$ 84,397.55</u>
Total deferred outflows of resources	<u>\$ 84,397.55</u>

Liabilities

Accounts Payable and other current liabilities	\$ 296,766.10	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 427,816.91	Note 3
Due in more than one year	<u>\$ 14,482,701.43</u>	
Total Liabilities	<u>\$ 15,208,484.44</u>	

Deferred Inflows of Resources

Pensions	<u>\$ (8,542.41)</u>
Total deferred inflows of resources	<u>\$ (8,542.41)</u>

Net Position

Net investment in capital assets	\$ -
Unrestricted	<u>\$ 12,008,198.46</u>
Total Net Position	<u>\$ 12,008,198.46</u>

Note 1: Includes incentives in the form of forgivable loans for \$67,000 (Glen Echo), \$450,000 (Phoenix Ascending), and \$200,000 (MLKJ)

Note 2: Deposits from rental property

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

	Name	Balance	
Fund: 111 - WYLIE ECONOMIC DEVEL CORP			
Assets			
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	12,357,863.42	
111-1000-10115	CASH - WEDC - INWOOD	0.00	
111-1000-10135	ESCROW	0.00	
111-1000-10180	DEPOSITS	2,000.00	
111-1000-10198	OTHER - MISC CLEARING	0.00	
111-1000-10341	TEXPOOL	0.00	
111-1000-10343	LOGIC	0.00	
111-1000-10481	INTEREST RECEIVABLE	0.00	
111-1000-11511	ACCTS REC - MISC	0.00	
111-1000-11517	ACCTS REC - SALES TAX	0.00	
111-1000-12810	LEASE PAYMENTS RECEIVABLE	0.00	
111-1000-12950	LOAN PROCEEDS RECEIVABLE	0.00	
111-1000-12996	LOAN RECEIVABLE	0.00	
111-1000-12997	ACCTS REC - JTM TECH	0.00	
111-1000-12998	ACCTS REC - FORGIVEABLE LOANS	717,000.00	
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00	
111-1000-14116	INVENTORY - LAND & BUILDINGS	14,063,964.34	
111-1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00	
111-1000-14310	PREPAID EXPENSES - MISC	0.00	
111-1000-14410	DEFERRED OUTFLOWS	810,500.00	
	Total Assets:	27,951,327.76	<u>27,951,327.76</u>
Liability			
111-2000-20110	FEDERAL INCOME TAX PAYABLE	0.00	
111-2000-20111	MEDICARE PAYABLE	0.00	
111-2000-20112	CHILD SUPPORT PAYABLE	0.00	
111-2000-20113	CREDIT UNION PAYABLE	0.00	
111-2000-20114	IRS LEVY PAYABLE	0.00	
111-2000-20115	NATIONWIDE DEFERRED COMP	0.00	
111-2000-20116	HEALTH INSUR PAY-EMPLOYEE	-2,609.31	
111-2000-20117	TMRS PAYABLE	220.67	
111-2000-20118	ROTH IRA PAYABLE	0.00	
111-2000-20119	WORKERS COMP PAYABLE	0.00	
111-2000-20120	FICA PAYABLE	0.00	
111-2000-20121	TEC PAYABLE	0.00	
111-2000-20122	STUDENT LOAN LEVY PAYABLE	0.00	
111-2000-20123	ALIMONY PAYABLE	0.00	
111-2000-20124	BANKRUPTCY PAYABLE	0.00	
111-2000-20125	VALIC DEFERRED COMP	0.00	
111-2000-20126	ICMA PAYABLE	0.00	
111-2000-20127	EMP. LEGAL SERVICES PAYABLE	0.00	
111-2000-20130	FLEXIBLE SPENDING ACCOUNT	4,044.38	
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00	
111-2000-20132	EMP CARE FLITE	-3.00	
111-2000-20133	Unemployment Comp Payable	595.14	
111-2000-20151	ACCRUED WAGES PAYABLE	0.00	
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	49.46	
111-2000-20199	MISC PAYROLL PAYABLE	0.00	
111-2000-20201	AP PENDING	27,463.80	
111-2000-20210	ACCOUNTS PAYABLE	0.00	
111-2000-20530	PROPERTY TAXES PAYABLE	0.00	
111-2000-20540	NOTES PAYABLE	810,500.00	
111-2000-20610	RETAINAGE PAYABLE	267,004.96	

Balance Sheet

As Of 02/28/2025

Account	Name	Balance
111-2000-20810	DUE TO GENERAL FUND	0.00
111-2000-22270	DEFERRED INFLOW	0.00
111-2000-22275	DEF INFLOW - LEASE PRINCIPAL	0.00
111-2000-22280	DEFERRED INFLOW - LEASE INT	0.00
111-2000-22915	RENTAL DEPOSITS	1,200.00
	Total Liability:	1,108,466.10

Equity

111-3000-34110	FUND BALANCE - RESERVED	0.00
111-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	28,566,712.00
	Total Beginning Equity:	28,566,712.00
Total Revenue		2,480,236.77
Total Expense		4,204,087.11
Revenues Over/Under Expenses		-1,723,850.34
	Total Equity and Current Surplus (Deficit):	26,842,861.66
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>27,951,327.76</u>

Balance Sheet

As Of 02/28/2025

Account	Name	Balance
Fund: 922 - GEN LONG TERM DEBT (WEDC)		
Assets		
	Total Assets:	<u>0.00</u> <u><u>0.00</u></u>
Liability		
922-2000-28248	GOVCAP LOAN/SERIES 2022	7,281,368.05
	Total Liability:	<u>7,281,368.05</u>
	Total Equity and Current Surplus (Deficit):	0.00
	Total Liabilities, Equity and Current Surplus (Deficit):	<u><u>7,281,368.05</u></u>
	*** FUND 922 OUT OF BALANCE ***	-7,281,368.05

***Warning: Account Authorization is turned on. Please run the Unauthorized Account Listing Report to see if you are out of balance due to missing

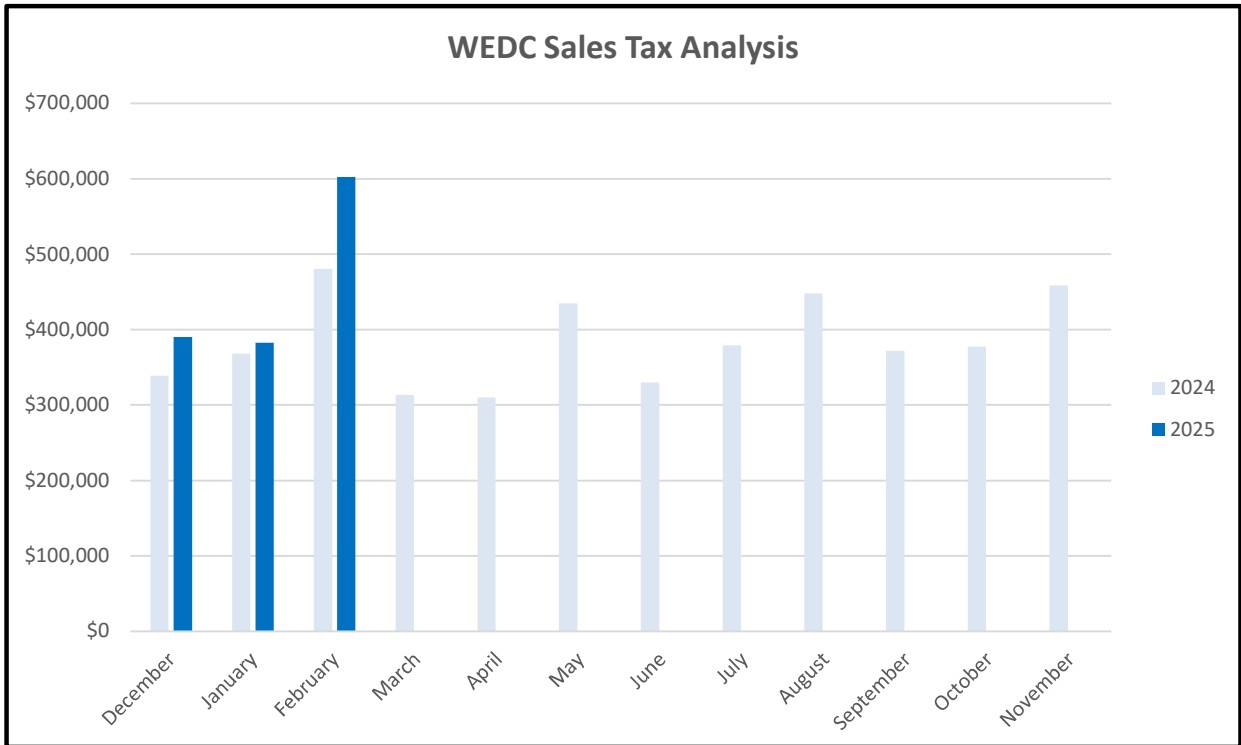
Wylie Economic Development Corporation

SALES TAX REPORT

February 28, 2025

BUDGETED YEAR

MONTH	FY 2022	FY 2023	FY 2024	FY 2025	DIFF 24 vs. 25	% DIFF 24 vs. 25
DECEMBER	\$ 263,577.66	\$ 338,726.54	\$ 374,686.38	\$ 390,604.04	\$ 15,917.66	4.25%
JANUARY	\$ 326,207.92	\$ 368,377.73	\$ 393,994.39	\$ 382,610.55	\$ (11,383.84)	-2.89%
FEBRUARY	\$ 417,896.79	\$ 480,381.11	\$ 265,491.94	\$ 602,324.24	\$ 336,832.30	126.87%
MARCH	\$ 305,605.50	\$ 313,686.17	\$ 577,757.71	-	-	0.00%
APRIL	\$ 265,773.80	\$ 310,050.94	\$ 341,335.06	-	-	0.00%
MAY	\$ 401,180.20	\$ 434,878.33	\$ 448,671.55	-	-	0.00%
JUNE	\$ 343,371.26	\$ 330,236.89	\$ 377,949.25	-	-	0.00%
JULY	\$ 331,432.86	\$ 379,162.00	\$ 374,225.20	-	-	0.00%
AUGUST	\$ 429,696.16	\$ 448,253.70	\$ 463,185.29	-	-	0.00%
SEPTEMBER	\$ 337,512.61	\$ 371,880.65	\$ 408,571.56	-	-	0.00%
OCTOBER	\$ 346,236.36	\$ 377,466.67	\$ 402,154.81	-	-	0.00%
NOVEMBER	\$ 392,790.84	\$ 458,694.91	\$ 446,217.04	-	-	0.00%
Sub-Total	\$ 4,161,281.96	\$ 4,611,795.64	\$ 4,874,240.18	\$ 1,375,538.82	\$ 341,366.11	10.69%
Total	\$ 4,161,281.96	\$ 4,611,795.64	\$ 4,874,240.18	\$ 1,375,538.82	\$ 341,366.11	10.69%



*** Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months.
 Example: February SlsTx Revenue is actually December SlsTx and is therefore the 3rd allocation in FY25.

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

February 28, 2025

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE	
AMERICAN ENTITLEMENTS II	\$ 35,000.00	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,000.00	\$ 35,000.00	
AXL	\$ 65,000.00	\$ 18,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,500.00	\$ 65,000.00	
GLEN ECHO BREWING	\$ 100,000.00	\$ 30,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000.00	\$ 50,000.00	\$ 100,000.00	A
MLKJ	\$ 80,000.00	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 40,000.00	\$ -	\$ 80,000.00	B
CLF II LI WYLIE (LOVETT)	\$ 1,300,000.00	\$ 650,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000.00	\$ 1,300,000.00	
PHOENIX ASCENDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	C
SANDEN INTERNATIONAL	\$ 500,000.00	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000.00	\$ 500,000.00	
	\$ 2,080,000.00	\$ 950,500.00	\$ 60,000.00	\$ -	\$ -	\$ -	\$ 60,000.00	\$ 1,069,500.00	\$ 2,080,000.00	
							<i>Deferred Outflow</i>	\$ 810,500.00		

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

B. Performance Agreement (\$80,000) and Forgiveable Land Grant (\$200,000 forgiven over 3 years). \$50,000 CO & \$50,000/year in 2025, 2026, & 2027.

C. Forgiveable Land Grant (\$450,000 forgiven over 4 years). \$112,500 CO & \$112,500/year in 2026, 2027, & 2028.



Wylie City Council

AGENDA REPORT

Department: Finance
Prepared By: Melissa Brown

Account Code: _____

Subject

Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for February 28, 2025.

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

2/28/2025

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2024-2025	CURRENT MONTH ACTUAL 2024-2025	YTD ACTUAL 2024-2025	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 41.67%
GENERAL FUND REVENUE SUMMARY					
TAXES	45,294,073	4,573,223	37,031,443	81.76%	A
FRANCHISE FEES	2,955,800	274,837	758,518	25.66%	B
LICENSES AND PERMITS	1,046,000	95,865	391,078	37.39%	
INTERGOVERNMENTAL REV.	5,115,307	1,133,842	1,753,630	34.28%	C
SERVICE FEES	6,459,688	593,550	2,024,356	31.34%	D
COURT FEES	350,750	41,186	168,508	48.04%	
INTEREST INCOME	1,500,000	108,452	421,690	28.11%	E
MISCELLANEOUS INCOME	260,500	28,577	95,466	36.65%	
OTHER FINANCING SOURCES	2,740,520	0	2,749,456	100.33%	F
REVENUES	65,722,638	6,849,531	45,394,145	69.07%	
USE OF FUND BALANCE	2,432,100	0	0	0.00%	
USE OF CARRY-FORWARD FUNDS	1,980,558	NA	NA	NA	G
TOTAL REVENUES	70,135,296	6,849,531	45,394,145	64.72%	
GENERAL FUND EXPENDITURE SUMMARY					
CITY COUNCIL	83,047	4,934	28,602	34.44%	
CITY MANAGER	1,478,935	104,545	543,093	36.72%	
CITY SECRETARY	492,073	34,317	170,715	34.69%	
CITY ATTORNEY	170,000	27,537	126,469	74.39%	
FINANCE	1,533,755	99,730	804,841	52.48%	H
FACILITIES	1,469,650	75,938	468,074	31.85%	
MUNICIPAL COURT	730,105	52,582	257,255	35.24%	
HUMAN RESOURCES	991,749	58,052	384,335	38.75%	
PURCHASING	371,253	38,864	141,201	38.03%	
INFORMATION TECHNOLOGY	2,504,890	115,480	1,278,863	51.05%	I
POLICE	17,252,636	1,277,793	6,683,723	38.74%	
FIRE	14,311,133	1,144,328	5,980,949	41.79%	
EMERGENCY COMMUNICATIONS	4,522,090	428,776	1,617,824	35.78%	
ANIMAL CONTROL	1,763,367	57,130	720,432	40.86%	
EMERGENCY MEDICAL SERVICES	3,792,119	200,289	1,172,629	30.92%	
PLANNING	442,024	32,472	161,314	36.49%	
BUILDING INSPECTION	604,314	49,073	198,721	32.88%	
CODE ENFORCEMENT	454,874	26,004	218,537	48.04%	
STREETS	5,929,687	166,446	1,739,736	29.34%	
PARKS	2,401,336	118,506	757,132	31.53%	
LIBRARY	2,801,426	186,532	1,051,943	37.55%	
COMBINED SERVICES	6,185,251	672,874	2,099,253	33.94%	
TOTAL EXPENDITURES	70,285,713	4,972,202	26,605,639	37.85%	
REVENUES OVER/(UNDER) EXPENDITURES	-150,417	1,877,329	18,788,507	26.87%	
<p>A. Property Tax Collections for FY24-25 as of February 28, 2025 are 96.98%, in comparison to FY23-24 for the same time period of 96.83%. Sales tax is on a 2 month lag and three months have been received. Sales Tax has increased 33% from the same time period last year. Audit adjustments and quarterly payments are included in the February tax distribution. The percentage increase is overstated due to negative adjustments in the previous year.</p> <p>B. Franchise Fees: Most franchise fees are recognized quarterly with electric fees making up the majority. FEC pays yearly in March and it has not been received.</p> <p>C. Intergovernmental Rev: The majority of intergovernmental revenues come from WISD quarterly reimbursements and Fire Services which are billed semi annually. Fire Services has received the first semi annual payment.</p> <p>D. Service Fees: Trash fees billed in October are applicable towards FY 2023-24 revenue with the remaining fees coming from other seasonal fees and EMS revenue. Only four months of Trash fees have been received.</p> <p>E. Interest Rates have gone down slightly. Cash Balances have increased due to property tax payments, so interest should begin to increase.</p> <p>F. Yearly transfer from Utility Fund</p> <p>G. Largest Carry Forward items: \$800,000 for Animal Shelter Remodel, \$615,587 for Ambulance and 2 Chassis, \$126,900 for Annual Emergency Comm Annual Radio Replacement, \$124,630 for Brown Street Railroad Project, \$100,000 Pavement Condition Index</p> <p>H. Yearly audit and county appraisal fees.</p> <p>I. Annual maintenance agreements.</p>					

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

February 28, 2025

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2024-2025	CURRENT MONTH ACTUAL 2024-2025	YTD ACTUAL 2024-2025	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 41.67%
UTILITY FUND REVENUES SUMMARY					
SERVICE FEES	30,792,578	2,261,226	10,167,891	33.02%	J
INTEREST INCOME	850,000	87,091	493,663	58.08%	
MISCELLANEOUS INCOME	70,000	1,495	19,500	27.86%	
OTHER FINANCING SOURCES				0.00%	
REVENUES	31,712,578	2,349,812	10,681,054	33.68%	
USE OF FUND BALANCE	0	NA	0	0	
USE OF CARRY-FORWARD FUNDS	341,718	NA	NA	NA	K
TOTAL REVENUES	32,054,296	NA	10,681,054	33.32%	
UTILITY FUND EXPENDITURE SUMMARY					
UTILITY ADMINISTRATION	667,367	34,066	217,818	32.64%	
UTILITIES - WATER	5,461,370	179,395	945,148	17.31%	L
CITY ENGINEER	1,212,719	86,139	347,479	28.65%	
UTILITIES - SEWER	2,541,285	135,947	567,681	22.34%	
UTILITY BILLING	1,925,816	119,568	625,205	32.46%	
COMBINED SERVICES	21,072,116	3,734,112	11,660,295	55.34%	M
TOTAL EXPENDITURES	32,880,673	4,289,227	14,363,625	43.68%	
REVENUES OVER/(UNDER) EXPENDITURES	-826,378	-1,939,414	-3,682,572	-10.36%	

J. Most Utility Fund Revenue billed in October was applicable to FY 2023-24. Only four months have been received.

K. Largest Carry Forward items: \$61,545 Dogwood Waterline Replacement Design, \$121,760 4X2 Dump Truck, \$72,820 Lead Copper Rule Revision, \$49,934 SCADA Upgrades

L. \$1.5 Million budget for Dogwood Waterline Replacement has not been started and is skewing percentage down.

M. Annual transfer to the General Fund.



Wylie City Council

AGENDA REPORT

Department: Finance
Prepared By: Melissa Brown

Account Code: _____

Subject

Consider, and place on file, the City of Wylie Monthly Investment Report for February 28, 2025.

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

2024-2025 Investment Report

February 28, 2025

Money Market Accounts:
Certificates of Deposit:
Treasury Bills:
Treasury Notes:
Government Agency Notes:

MMA
CCD
T-Bills
T-Notes
AN

Invest. Number	Principal Amount	Type Of Security	Interest Rate	Issuer	Purchase Date	Maturity Date
1	\$17,442,754.79	MMA	4.3555%	Texpool	12/31/2006	NA
2	\$18,047,348.01	MMA	4.3625%	TexStar	3/15/2011	NA
	\$35,490,102.80					

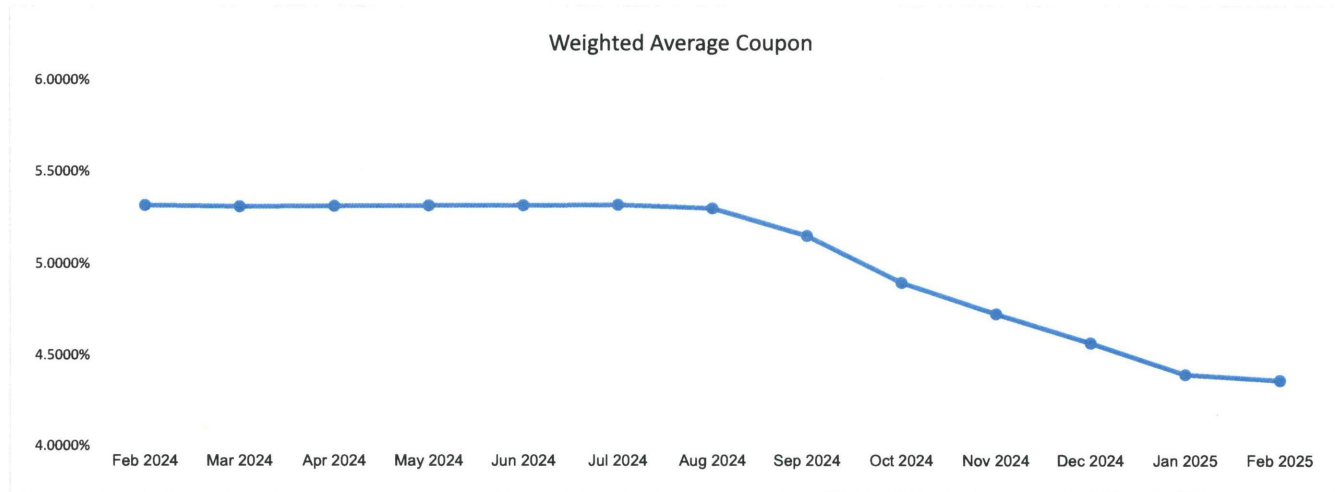
Total

Weighted Average Coupon:
Weighted Average Maturity (Days):

4.3591%
1.00

Money Markets:
Certificates of Deposits:

\$35,490,102.80
\$0.00
\$35,490,102.80




 Finance Director/Investment Officer



Wylie City Council

AGENDA REPORT

Department: Purchasing **Account Code:** 100-5411-56570
Prepared By: Kirby Krol

Subject

Consider, and act upon, the award of Professional Services Project Order (PSPO) No. W2025-92 for the Engineering Department with Kimley-Horn and Associates, Inc. for professional design services in relation to FM 544 Street Lighting and Signal Improvements in the amount of \$252,000.00 and authorizing the City Manager to execute any necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

The City has been selected as part of the TxDOT 2023 Highway Safety Improvement Program (HSIP) Call for Projects. This project will take place along FM 544 from McCreary Road to SH 78, and includes street lighting and signal improvements.

Intersections along this corridor have been reported by citizens as those with safety concerns. This corridor currently has antiquated and, in some cases, no working detection. Signal interconnect is needed to maintain coordinated signal timing plans, which reduce rear-end collisions. Signal interconnection will enable remote monitoring that will promote faster response times, should there be an incident.

Kimley-Horn and Associates, Inc. (the “firm”) will complete and provide the City with a photometric analysis, construction drawings, and opinion of probable construction cost. The designs will consist of proposed detection locations on existing traffic signal poles, removal of existing equipment, conduit path for connectivity to existing cabinet, installation details, and description for cellular route and ethernet switch inside the existing cabinet, and proposed quantities.

Several firm qualifications were formally evaluated and ranked for the proposed scope of work in accordance with Texas Government Code Ch. 2254. Kimley Horn was deemed as the most qualified firm for this specific project. Therefore, staff recommends the award of this professional services agreement in the amount of \$252,000.00 for FM 544 Street Lighting and Signal Improvements, providing the best value to the City.

(City of Wylie No. W2025-92)



Wylie City Council

AGENDA REPORT

Department: Planning

Account Code: _____

Prepared By: Jasen Haskins

Subject

Consider, and act upon, Ordinance No. 2025-12 for a change in zoning from Downtown Historic District (DTH) to Downtown Historic District - Special Use Permit (DTH-SUP) on 0.23 acres to allow for a Smoking Establishment. Property located at 308 N. Ballard Avenue (ZC 2025-02).

Recommendation

Motion to approve the Item as presented.

Discussion

On March 11, 2025, City Council approved the writing of an ordinance for a change in zoning from Downtown Historic District (DTH) to Downtown Historic District - Special Use Permit (DTH-SUP) on 0.23 acres to allow for a Smoking Establishment. Property located at 308 N. Ballard Avenue (ZC 2025-02).

Final approval of Zoning Case 2025-02 requires the adoption of the Ordinance to amend the zoning accordingly in the Official Zoning map of the City; and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.

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

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

ORDINANCE NO. 2025-12

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF WYLIE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY, ZONING CASE NUMBER 2025-02, FROM DOWNTOWN HISTORIC DISTRICT (DTH) TO DOWNTOWN HISTORIC DISTRICT - SPECIAL USE PERMIT (DTH-SUP) ON 0.23 ACRES TO ALLOW FOR A SMOKING ESTABLISHMENT (ZC 2025-02); PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

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

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 25th day of March, 2025.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

DATE OF PUBLICATION: April 3, 2025, in *The Wylie News*

Exhibit "A"
Legal Description

308 North Ballard, Wylie, Texas, being all of Lot 30, Block 3 of the Brown and Burns Addition to the City of Wylie, Texas.



308 N Ballard St

EXHIBIT "C"
Faustino's Cigars and Lounge
Conditions For Special Use Permit

I. PURPOSE:

1. The purpose of this Special Use Permit is to allow for a cigar lounge use within the Downtown Historic District.

II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations of the Downtown Historic District (DTH) set forth in Article 6, Section 6.3 of the Comprehensive Zoning Ordinance (adopted as of June 2023), except as specifically provided herein.
2. The design and development of the Faustino's Cigars and Lounge development shall be in accordance with Section III below and the Zoning Exhibit (Exhibit B).

III. SPECIAL CONDITIONS:

1. This Special Use Permit shall allow for a Smoking Establishment use within the Downtown Historic zoning district.
2. A minimum of five on-site parking spaces shall be provided.
3. Live music and seating shall be allowed outside.
 1. Live music shall only be allowed until 9pm daily and not exceed 80db measured at the property line.
 2. Outdoor seating can be provided with any structural additions required to be reviewed and approved per Section 6.3 of the City of Wylie Zoning Ordinance.
4. The Smoking Establishment use is further limited to the manufacture, selling, and smoking of cigar products only, as generally defined.
5. The Special Use Permit is intended for a Smoking Establishment owned and operated by Faustino Cigars, LLC. Under any other use or ownership, the SUP shall expire and zoning reverted to the base DTH district.



Wylie City Council

AGENDA REPORT

Department: Planning Account Code: _____
 Prepared By: Jasen Haskins, AICP

Subject

Hold a Public Hearing, consider, and act upon, the writing of an Ordinance to amend the City of Wylie Zoning Ordinance, Articles 5.1 Land Use Charts, 5.2 Listed Uses, 7.0 General Development Regulations, as they relate to Smoke Shops.

Recommendation

Motion to approve the Item as presented.

Discussion

In the last, few months City Council held two work sessions with staff regarding Smoke Shops. The impetus for this work session was the need to amend the Zoning Ordinance to better regulate the sale of smoke, vape, and CBD products due to the potential harm they cause the community. At those work sessions the Council directed staff to draft amendments to the Zoning Ordinance that would:

- Eliminate Smoke Shops as a separate use.
- Establish a Special Use Permit process for any commercial establishment that wants to engage in the sale of smoke, vape, or CBD related products.
- Establish requirements within said process for distances from schools, churches, and other commercial entities selling said products.

The proposed amendments are attached.

P&Z Recommendation

The Commissioners voted 7-0 to recommend approval.



Delete Section 5.1.F.29 Smoke Shop as a listed use

																			CC		LI					
29. Smoke Shop																			S		S					1 Per 300 sq ft

Delete Section 5.2.F.29 Smoke Shop as a use

~~29. Smoke Shop:~~

~~a. Definition: A retail establishment engaged in the sale of smoking and vaping products and/or paraphernalia for the consumption of smoking related products. These products include, but are not limited to; Cigarettes, cigars, e-cigarettes, pipes, hookahs, bonghs, tobacco, vape cartridges, and chewing tobacco. A business shall be classified as being within this use if more than 25% of the floor space, including displays and aisles, is based on the retail sale of the aforementioned products.~~

~~b. Additional Provisions:~~

- ~~(1) No smoke shop shall be established within 1,500 feet of another smoke shop.~~
- ~~(2) Shall not be closer than 300 feet to a public or private school measured in direct line from property line to property line, and in direct lines across intersections.~~

Add Section 7.11 - Smoke and Head Shop Provisions.

~~A . *General Provisions.* The sale of any smoking, vaping, and/or cannabis related products (to include but not limited to; Cigarettes, cigars, e-cigarettes, pipes, hookahs, bonghs, tobacco, vape cartridges, chewing tobacco, and legal cannabis products such as oils, edibles, tinctures, concentrates, and topicals.~~

- ~~o 1. Establishments are only permitted to sell the above products by right if the subject property was selling these products before the date of this ordinance. For property selling said products after the date of this ordinance, a Special Use Permit (SUP) must be obtained from the City of Wylie.~~
- ~~o 2. An establishment that sells the above products shall not be located closer than 300 feet to a church and/or public hospital measured along the property lines of the street fronts from front door to front door, and in direct lines across intersections.~~
- ~~o 3. An establishment that sells the above products shall not be located closer than 300 feet to a public or private school measured in a direct line from property line to property line, and in direct lines across intersections.~~
- ~~o 4. A SUP shall only be valid for the property owner, leasee, and /or applicant designated on the SUP for the listed lot or property. The approval of an SUP is not approval for the use on the property in perpetuity. Should the business tied to the owner, leasee, or applicant cease as a going concern, the property or lot reverts to the base zoning.~~



B. Appeal of Distance Requirements. The City Council may allow variances to the distance regulations if it is determined that enforcement of the regulation in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community. The distance variance shall become a part of the Special Use Permit Ordinance.



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Renae' Ollie

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2025-13 of the City of Wylie, Texas; amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Chapter 74 (Offenses and Miscellaneous Provisions) by adding Article III (Camping in Public Places Not Designated as Campsites); amending Chapter 110 (Traffic and Vehicles) by adding Section 110-208 (Pedestrians on Medians).

Recommendation

Motion to approve the Item as presented.

Discussion

At the request of the City Council, staff has prepared an Ordinance to consider pedestrian safety of its citizens and to ensure safe interactions between pedestrians, vehicles, and other users of public spaces.

Public places such as sidewalks, parks, trails, and public rights-of-way have seen an increase in the presence of encampments. The City has determined that the act of camping in public places is a public nuisance and it is essential to address the implications for pedestrian safety and public accessibility.

Typical concerns raised by community members include:

- Obstructions to pedestrian pathways.
- Increased risks of accidents or injuries, especially for individuals with disabilities or mobility challenges.
- Perceived and actual safety concerns, including interactions with individuals within public rights-of-way.

These concerns highlight the need for a balanced approach that ensures public safety while respecting the rights and dignity of all residents. The intent of the Ordinance is not to deny or to unduly restrict a person's temporary use of a public place nor to deem the status of involuntary homelessness as a violation of any City ordinance, but to make the prohibited acts defined in this Ordinance subject to reasonable and prudent enforcement to protect the public, health, safety and welfare.

It is the City's goal to establish clear and concise guidelines to promote public peace and order, and ensure that our public spaces are maintained for their intended uses, while providing safety of both pedestrians and vehicle users within and upon our public rights-of-way.

ORDINANCE NO. 2025-13

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING WYLIE'S CODE OF ORDINANCES, ORDINANCE NO. 2021-17, AS AMENDED, CHAPTER 74 (OFFENSES AND MISCELLANEOUS PROVISIONS) BY ADDING ARTICLE III (CAMPING IN PUBLIC PLACES NOT DESIGNATED AS CAMPSITES); AMENDING CHAPTER 110 (TRAFFIC AND VEHICLES) BY ADDING SECTION 110-208 (PEDESTRIANS ON MEDIANS); PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$500, PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Wylie, Texas ("City Council") has determined that the act of camping in public places is a public nuisance and pedestrian safety must be protected; and

WHEREAS, the City Council has determined that it is necessary to enact and enforce the provisions set out in this Ordinance to promote the public health, safety and welfare of citizens of the City of Wylie, Texas ("Wylie" or "City"); and

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

WHEREAS, this Ordinance is not intended to deny or to unduly restrict any person's temporary use of a public sidewalk or other traditional public forum for demonstrations, pickets, marches and other lawful expressive activity, provided that such person does not camp in violation of the Ordinance, obstruct passage to other persons or vehicles or otherwise violate applicable state law or City ordinance; and

WHEREAS, this Ordinance is not intended to deem the status of involuntary homelessness (whether temporary or permanent) as a violation of this or any other City ordinance, but to make the prohibited acts defined in this Ordinance subject to reasonable and prudent enforcement to protect the public, health, safety and welfare; and

WHEREAS, nothing in this Ordinance shall be deemed to authorize or allow a person or persons to camp, stand, sit or lie in or on a public place in such a way as to interfere with the use or operation of such public place for the intended purposes and to carry on public business, and for the benefit of the public desiring to peaceably use the public place for its intended purposes.

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

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

SECTION 2. Amendment to Article III of Chapter 74 (Offenses and Miscellaneous Provisions) of the Wylie Code of Ordinances. Chapter 74 (Offenses and Miscellaneous Provisions) of the Code of

Ordinances is hereby amended to add Section 74-41 (Definitions) and Section 74-42 (Camping in Public Places Not Designated as Campsites), as follows:

“Chapter 74 - Offenses and Miscellaneous Provisions

...

Article III - Camping in Public Places Not Designated as Campsites

Section 74-41. – Definitions

The following terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates different meaning:

Camp means the use of a public place for living accommodation purposes including:

- (1) Storing of personal belongings;
- (2) Making a camp fire;
- (3) Using a tent, shelter, other structure or vehicle for a living accommodation;
- (4) Carrying on cooking activities; or
- (5) Digging or earth-breaking activities.

Public place means any of the following:

- (1) The property on which a City-owned, -leased or -controlled facility is located, including every structure, building or land owned by the City of Wylie for the purposes of conducting any business or operation of municipal government, and including all accessory areas such as but not limited to porches, steps, ramps, grounds, walks, trails, lawns, yards, plazas and parking lots. City Hall, libraries, police and fire stations, the fleet service center, water towers and parks are public places.
- (2) Parks, grounds, buildings, facilities or rights-of-way under the jurisdiction, management or control of the City, including flood and drainage easements;
- (3) Properties, grounds, buildings, facilities and/or rights-of-way owned, leased or controlled by the City, including:
 - a. The Municipal Complex and adjacent City facilities;
 - b. The Community Park Center;
 - c. City of Wylie Public Safety Building; and

- d. City of Wylie Public Services Complex and adjacent City facilities.
- (4) Vacant and unimproved lots or parcels owned, leased or controlled by the City; or
- (5) Outdoor areas accessible to the public, including a street, highway, parking lot, parking garage, alleyway, pedestrian way and cycling way.

Shelter means a “shelter” as defined by Section 48.05 of the Texas Penal Code.

Street means the portion of the street that is paved, designated or used for vehicular traffic, and all areas dedicated to public use for public street purposes, including parkways, alleys and sidewalks.

Section 74-42 – Camping in public places not designated as campsites

- (a) A person commits an offense if the person camps in a public place that is not designated as a camping area by the City.
- (b) Among the circumstances that may be considered in determining whether a person is camping are if it reasonably appears, based on the totality of the circumstances, that the person conducting the activity is using a public place other than a designated camp site for living accommodation purposes, regardless of the person’s intent or engagement in other activities.
- (c) This section does not apply to permitted camping or cooking in a designated camp site in compliance with applicable City regulations.
- (d) It is an affirmative defense to prosecution for a violation of this section that a person owns the property or has secured the permission of the property owner to camp in an otherwise public place.
- (e) Camping in, on or at a public place in violation of this section may be abated by summary removal of tents, bedding and other personal belongings and equipment.
- (f) A violation of this section is declared a public nuisance. This section may be enforced 5,000 feet outside the City limits.”

SECTION 3. Amendment to Chapter 110 (Traffic and Vehicles) of the Wylie Code of Ordinances. Chapter 110 (Traffic and Vehicles) of the Code of Ordinances is hereby amended to add Section 110-208 (Pedestrians on Medians) as follows:

“Chapter 110 – Traffic and Vehicles

...

Article VII - Pedestrians

...

Section 110-208 – Pedestrians on Medians

- (a) *Offenses.* It shall be an offense for a person to:
- (1) Stand, sit, run or loiter on a roadway median that measures less than eight (8) feet wide; or
 - (2) Approach a motor vehicle being operated on a major thoroughfare, freeway or access road.
- (b) *Defenses.* It is an affirmative defense to prosecution for a violation of this section if the conduct prohibited by this section was by a person:
- (1) Lawfully and actively crossing a divided roadway in the most direct route possible;
 - (2) Receiving and/or rendering aid in an emergency situation;
 - (3) Immediately and reasonably necessary to prevent bodily injury or death of any person;
 - (4) Performing work in the right-of-way in accordance with a permit issued under Chapter 102 Street, Sidewalks and Other Public Places of this Code; or
 - (5) Performing work under City, state or federal authority to protect the health, safety or welfare of the community, including but not limited to activities by police and fire departments; maintenance of roadways, utilities and other public areas; and activities by City employees or City contractors performing work in the course and scope of their employment and pursuant to authorization from the City Manager or designee.”

SECTION 4. Penalty.

- (a) Any person, firm, corporation or entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined in an amount not exceeding Two Hundred Dollars (\$200.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. A culpable mental state is not required, and need not be proved, for an offense under this Ordinance. The penal provisions imposed under this Ordinance shall not preclude Wylie from filing suit to enjoin the violation. Wylie retains all legal rights and remedies available to it pursuant to local, state and federal law.
- (b) *Repeat offenders.* If it is shown that an offense under this Ordinance has been repeatedly committed by the same person, the person shall be fined in an amount not exceeding: (A) Three Hundred Dollars (\$300.00) upon a second conviction for the offense; (B) Four Hundred Dollars (\$400.00) upon a third conviction for the offense; and (C) Five Hundred Dollars (\$500.00) upon a fourth conviction for the offense and each subsequent conviction for the offense.

SECTION 5. Savings/Repealing. Wylie’s City Ordinance, as amended, shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinance shall remain in full force and effect.

SECTION 6. Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Wylie hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 7. Effective Date. This Ordinance shall become effective from and after its adoption and publication as required by law the City Charter and by law.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, on this 25th day of March, 2025.

Matthew Porter, Mayor

Attest:

Stephanie Storm, City Secretary

Date of Publication: April 3, 2025, in *The Wylie News*



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: Mary Bradley

Account Code: _____

Subject

Consider, and act upon, Resolution No. 2025-09(R) authorizing the City Secretary to terminate the Campaign Treasurer Appointment of inactive candidates or inactive political committees.

Recommendation

Motion to approve the Item as presented.

Discussion

On November 12, 2024 the City Council adopted Ordinance No. 2024-41 authorizing the City Secretary, pursuant to State Campaign Finance Law, to terminate the Campaign Treasurer Appointments of inactive candidates or inactive political committees.

The City Secretary has provided written notice to the affected candidate or committees. The City Council must consider and approve the proposed terminations of each inactive candidate or inactive committee. Below are the names:

- Andres Gonzalez (2014)
- Bennie Jones (2012, 2015, 2016)
- Candy Arrington (2015, 2018)
- Christopher Trout (1998)
- Dan Rainey (2006)
- David Goss (2007, 2010)
- Diane Culver (2015)
- Elvia Clark (2006)
- James Swartz (1999, 2000)
- Joel Hemphill (2006)
- John Mondy (1998, 2000, 2002)
- John Onufreiczuk (2007)
- Joseph Aurelio (2004)
- Kenna Johnson (1998)
- Merrill Young (2006)
- Randal Shinn (2003, 2004)
- Reta Allen (2000)
- Steven Wright (2018)
- Zewge Kagnew (2017)

If approved, the termination of a Campaign Treasurer Appointment takes effect on the 30th day after this meeting. The City Secretary will notify the affected candidate or political committee that the appointment has been terminated.

RESOLUTION NO. 2025-09(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, TERMINATING INACTIVE CAMPAIGN TREASURER APPOINTMENTS FOR CANDIDATES OR POLITICAL COMMITTEES THAT HAVE BEEN INACTIVE FOR MORE THAN ONE YEAR.

WHEREAS, in accordance with Section 252.0131 of the Texas Election Code, which allows filing authorities to purge inactive Campaign Treasurer Appointments; and

WHEREAS, the City of Wylie is complying with state law requirements regarding Campaign Treasurers who remain active, even after the election has been concluded and the candidate is inactive; and

WHEREAS, letters were mailed to candidates and/or political committee asking for completion of a Campaign Finance Final Report; and

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

SECTION 1: The City Council of the City of Wylie, Texas does hereby terminate Campaign Treasurer Appointments with this Resolution for the following candidates:

- Andres Gonzalez (2014)
- Bennie Jones (2012, 2015, 2016)
- Candy Arrington (2015, 2018)
- Christopher Trout (1998)
- Dan Rainey (2006)
- David Goss (2007, 2010)
- Diane Culver (2015)
- Elvia Clark (2006)
- James Swartz (1999, 2000)
- Joel Hemphill (2006)
- John Mondy (1998, 2000, 2002)
- John Onufreiczuk (2007)
- Joseph Aurelio (2004)
- Kenna Johnson (1998)
- Merrill Young (2006)
- Randal Shinn (2003, 2004)
- Reta Allen (2000)
- Steven Wright (2018)
- Zewge Kagnev (2017)

SECTION 2: That this Resolution shall take effect on April 24, 2025 from and after its passage.

SECTION 3: The City Secretary will notify the affected candidate or political committee that their appointment is terminated.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas on this 25th day of March 2025.

Matthew Porter, Mayor

ATTEST TO:

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: WEDC
Prepared By: Jason Greiner

Account Code: _____

Subject

Present, and place on file, the Wylie Economic Development Corporation 2024 Annual Report.

Recommendation

Motion to approve the Item as presented.

Discussion

As per the WEDC Bylaws, the WEDC must present an annual report to the Wylie City Council no later than April 1st of each year. The report must include, but is not limited to, a review of all expenditures made by the Board, a review of accomplishments, and a review of other than direct economic development. Staff believes the attached Report meets the intent of the requirement of the Bylaws with the same being presented to the WEDC Board of Directors on March 19, 2025.

Wylie Economic Development Corporation

FY 2024 Annual Report

March 25, 2025

Financial Condition

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

At the end of each fiscal year, the WEDC undergoes an annual audit of its financial practices and transactions by a third-party firm chosen by the Wylie City Council and facilitated by the City of Wylie's Finance Department. The FY 2024 audit revealed no discrepancies or irregularities, as confirmed by the absence of notifications to the WEDC. To ensure a greater opportunity for a 'clean' audit, WEDC staff works closely with the Finance Department throughout the year so that there is a complete understanding of all WEDC activities by Finance staff and the same can be more accurately documented and communicated to the auditors.

The WEDC began the fiscal year with an anticipated fund balance of \$11,159,767, and the audited fund balance was later adjusted up to \$12,625,716. In FY 2024, sales tax receipts were up 8.37% over FY 2023 receipts with sales tax revenue totaling \$4,874,240 of available WEDC revenue. Other revenues included rental income of \$31,581, \$1,954 from Miscellaneous Income, -\$223,384 from the gain/loss sale of assets, and allocated interest of \$526,633. Total FY 2024 available operating funds totaled \$5,211,023.

Expenditures for WEDC operations were as follows: Personnel: \$585,447, Administrative costs: \$179,065, Marketing & Promotion activities: \$239,953, Debt Service: \$1,231,998, Land Acquisition: \$7,079 (which is offset by a Contra Capital adjustment: -\$7,079), Infrastructure Improvements/Utility Relocation: \$1,748,993, Direct Business Incentives: \$1,256,000, Payment to Taxing Units: \$4,073, and \$801,904 in Other expenses which included: engineering, surveys, flood/drainage studies, tree removal, environmental remediation on WEDC-owned properties, maintenance of WEDC-owned properties, and demolition of commercial/residential structures located at 104 S Ballard, 100 W Oak, 305 S Ballard, and 711 Cooper.

The Debt Service account includes three loans: the Jarrard Loan, due for full repayment in December 2026; the Series 2021 Note, for land acquisition; and the Series 2022 Note, for infrastructure improvements. On October 5, 2021, at the beginning of FY 22, the Series 2021 Note was funded, with loan terms of 240 months at a 3.48% interest rate with a 5-year call restriction. On July 20, 2022, the Series 2022 Note was funded, with loan terms of 240 months at a 4.8% interest rate with a 5-year call restriction. It is important to note that the WEDC Board may at its option prepay the principal amount of the Series 2021 Note in whole, or in part, on any payment date on or after November 5, 2026. Additionally, the WEDC Board may at its option prepay the principal amount of the Series 2022 Note in whole, or in part, on any payment date on or after August 20, 2027. The principal balance at year-end FY 2024 was \$14,882,097. With no additional principal reduction payments, total expenditures for FY 2024 were \$6,054,511.

As shown above, in FY 2024 the WEDC had \$1,256,000 in direct incentive payments. Within that figure, \$1,115,000 was paid to industrial projects and \$88,000 for office/medical/general commercial. The WEDC also forgave a final loan payment of \$20,000 pertaining to the LUV-ROS land purchase and a \$33,000 loan payment pertaining to the 106 N Birmingham land purchase. Of the incentive payments made, \$180,000 represented either a one-time commitment or the final payment on a multi-year agreement.

After considering the current FY land transactions including the sale of 607 Commerce to Phoenix Ascending/Day Lumber, 1001/1011 Squire to MLKJ, and the acquisition of right-of-way at Hwy 78 & Brown, the WEDC owns and manages 34.0438 acres of land with 5,011 square feet of improvements at a cost basis of \$14,063,964. In evaluating land that may be acquired, the WEDC Board of Directors assess the sites' potential for business park development, the need for a site to be redeveloped based upon the current state of aging improvements, and/or a strategic intervention to protect the property from development which may not reflect the highest and best uses for an identified area. The remaining debt associated with real estate at year-end FY 2023 was \$7,326,020.

The FY 2025 WEDC Budget projects \$9,228,547 in total revenues. Sales tax receipts, being the primary revenue source, are budgeted at \$4,990,217, sale of WEDC property at \$4,121,530, and rental income of \$4,800. Total Expenses are budgeted at \$15,276,661, with Land Purchases at \$1,000,000, Infrastructure Projects at \$9,020,667, Debt Service at \$1,231,998, Personnel \$666,499, and Incentives \$1,741,250. Within the Incentives budget, there are 7 ongoing projects and \$300,000 set aside for Future Projects that may come up this FY. Any additional incentive or infrastructure project not contemplated within the Budget and later approved by Council and the WEDC Board in FY 2025 will be funded from the end of year FY 2024 unallocated revenues equaling \$13,379,271.

As an ongoing performance indicator, staff tracks all commercial values as a percentage of the total assessed valuation. In 2024, commercial and industrial properties were valued at \$1.179B, or 13.6% of the total \$9.6B market value (less tax-exempt properties). Over the past five years, commercial and industrial values have increased by \$361MM (44.14%). Over the same period, total valuation has increased by \$3.9B or a 70.09% increase.

High-Impact Initiatives

544 Gateway Addition

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

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

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

In early FY 2023, the WEDC entered into a contract for sale of the 1.56 AC Lot 2 with SCSO in the amount of \$1,295,256.60. In FY 2024, the WEDC sold the 3 AC Lot 6 to Phoenix Ascending in the amount of \$650,000 (\$250,000 cash to close/\$450,000 promissory note). In late 2024 (early FY 2025), the WEDC entered into a contract for sale of the 2 AC Lot 1 with Deft Ventures in an amount of \$1,500,000.

In January 2024, the WEDC approved a contract for the construction of John Yeager Way in the amount of \$1,766,920. The new street will connect traffic from FM 544, through the property, and connect with Business Way and Commerce Drive. The construction project is expected to wrap up in mid-2025.

Jackson Avenue

In 2017, the WEDC closed on a 0.26-acre tract near the northwest corner of Jackson Avenue & Oak Street after negotiating with the property owner for over 2 years. In February 2019, the WEDC sold the lot to Rocking M, LLC to develop a 3,200-square-foot office building on the lot with the project receiving a Certificate of Occupancy in January 2020. The WEDC Board believed the office project will promote further investment in the downtown area and greatly complement the redevelopment of multiple residential structures into commercial uses.

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

To assist with offsite parking for the Jackson Avenue Redevelopment Project and to complement the ever-growing need for parking, the WEDC has made it a priority to identify and facilitate the construction of additional parking in the downtown area within walking distance of the proposed

mixed-use project and Ballard Street shopping district. In FY 2024, the WEDC coordinated with Union Pacific to assist the City of Wylie in the process of acquiring the railroad right-of-way to secure additional future parking in the area. The WEDC is currently working with the City to facilitate additional parking along the existing roadways and to develop additional surface parking along the railroad tracks.

State Highway 78 & Brown Street- Cooper Plaza

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

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

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

In June 2024, the WEDC approved a contract for the installation of infrastructure to serve Cooper Plaza, in the amount of \$7,734,798. The infrastructure installation will also include the construction of a detention pond to serve as a regional drainage solution in Downtown Wylie. This project is currently at 47% completion, with a projected release date of July 2025.

In late 2020, the WEDC entered into a contract for sale of the 1.739 AC Lot 1 with McClure Partners Construction. The real estate agreement was tied to the completion of the 42” water line relocation and the installation of TxDOT improvements and was sold in December 2024 in the amount of \$1,515,340. This project serves as a catalyst for the overall 12-acre redevelopment adjacent to Historic Downtown Wylie, with 7-Eleven set to open in Sept/Oct 2025. The WEDC will work on updated concept plans for the office space and the remaining Retail, QSR, and Restaurant Pads will continue to be marketed for sale.

State Highway 78 – Wylie Logistics Park

Over the years, the WEDC has experienced great success in attracting investment and primary jobs via the development of business parks. Between the development of Premier Business Park, 544 Industrial Park, and Premier Business Park South, the WEDC facilitated the development of

862,000 square feet of new construction, over 800 new/retained jobs, and nearly \$100MM in taxable value - on only 70 acres.

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

Performance Agreements & Infrastructure Reimbursement

American Entitlements, LLC. American Entitlements had already completed the 1,300 SF expansion of its downtown office and invested over \$200,000, but their performance obligations are ongoing through 2025. They are still eligible to receive \$1,000 for each new job created, with a maximum incentive of \$35,000, payable over a three-year period. The Economic Impact Analysis (EIA) indicates that the project will generate approximately \$272,490 in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this business invests \$7.78 in our community.

AXL, LLC. In November 2021, the WEDC entered into a Performance Agreement with AXL, LLC. to assist with their corporate relocation, equipment investment, and the hiring of additional employees. The Agreement provides a \$35,000 relocation assistance package with a \$500 incentive payment for every incumbent worker and a \$1,000 incentive for every new FTE added over a three-year period. The total maximum incentive cannot exceed \$65,000. To date, AXL has received \$46,500 and will be eligible for the remaining balance through FY 2025. The Economic Impact Analysis (EIA) indicates that the project will generate approximately \$355,104 in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this business invests \$5.46 in our community.

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

Dank Real Estate. Deanan Popcorn completed its performance obligations for its equipment expansion in 2024. Deanan invested more than \$650,000 on the project and the Agreement outlined a reimbursement of \$30,000 for their new equipment and the creation of four additional FTEs. This PA was fully satisfied in FY 2024. The Economic Impact Analysis (EIA) indicates that this project will generate an estimated \$59,504 in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this business invests \$1.98 in our community.

Firewater Investments, LLC. Firewater Investments completed its performance obligations for its equipment expansion in 2024. Firewater invested more than \$1.5MM on the project and the Agreement outlined a reimbursement of \$300,000 for relocation of the business operations, renovation of their new facility, new equipment investment, the installation of qualified infrastructure, and the creation of 10 additional jobs. This PA was fully satisfied in FY 2024. The Economic Impact Analysis (EIA) indicates that this project will generate an estimated \$1MM in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this business invests \$3.36 in our community.

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

North Dallas Wylie Land Investors, LLC. North Dallas Wylie Land Investors completed its performance obligations for its expansion in 2024. North Dallas Wylie Land Investors invested over \$3MM on the project and the Agreement outlined a reimbursement incentive of \$120,000 for the construction of a new 8,000 SF medical office building and infrastructure assistance. This PA was fully satisfied in FY 2024. The Economic Impact Analysis (EIA) indicates that the project will generate approximately \$320,202 in tax revenue over a ten-year period. For every \$1 that the WEDC invests, this developer is investing \$2.67 in our community.

Sanden International (U.S.A.), Inc. [Sanden International](#) completed its equipment expansion in late 2023 and opened the very first EV AC Compressor production line in North America. Sanden invested over \$31MM on the project and the Agreement outlined a \$500,000 performance agreement for their facility renovation, new equipment investment, and the retention of 240 FTEs. Year one of this PA was satisfied in FY 2024. The Economic Impact Analysis (EIA) indicates that this project will generate an estimated \$812,616 in overall tax revenue for the City of Wylie over

the next 10 years. For every \$1 that the WEDC invests, this business invests \$1.63 in our community.

LUV-ROS Holdings, LLC. LUV-ROS completed its performance obligations for its expansion in 2024. LUV-ROS invested over \$1.97MM on the project and the Agreement outlined a reimbursement incentive of \$10,000 & \$60,000 promissory note for the 10,000 SF expansion to the existing manufacturing facility which included a new fire suppression system, a \$400,000 equipment investment, and four new full-time employees. With the final loan forgiveness requirements satisfied, this note was fully forgiven in FY 2024. The Economic Impact Analysis (EIA) indicates that the project will generate approximately \$218,301 in tax revenue over a ten-year period. For every \$1 that the WEDC invests, this developer is investing \$3.12 in our community.

New Projects for FY 2024

Cates Control Systems, Inc. In March 2024, the WEDC entered into a Performance Agreement with (Project 2013-9a) Cates Control Systems for the relocation of their corporation headquarters and at least 30 full-time employees. The \$45,000 reimbursement is associated with the relocation expenses and was fully satisfied in FY 2024. The Economic Impact Analysis (EIA) indicates that this project will generate an estimated \$358,501 in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this business invests \$7.97 in our community.

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

MLKJ Investments LLC - Purchase & Sale Agreement & Performance Agreement: In late 2022, WEDC approved a PSA with MLKJ Investments in the amount of \$500,000 (\$300,000 cash to close/\$200,000 promissory note) for the sale of Lots 2, 3, and 4 of Wyndham Estates, Phase III at Squire Drive/Eubanks Lane. This Purchase and Sale Agreement was later amended to allow adequate time for the buyer to obtain construction costs and to allow the WEDC tenant to relocate. MLKJ Investments closed on this property in FY 2024, on December 1, 2023. In November 2023, the WEDC approved a PA with MLKJ the amount of \$80,000 to construct a minimum of 45,000 SF of office/warehouse flex space with an anticipated capital investment in excess of \$5MM.

MLKJ anticipates the first building will be complete in late 2025. The Economic Impact Analysis (EIA) indicates that this project will generate an estimated \$411,393 in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this developer invests \$1.47 in our community.

BRE, Entrepreneurship, and Community Development

As Wylie approaches buildout and Collin County continues to experience rapid growth, the WEDC remains committed to supporting local businesses alongside our community partners—the City of Wylie, Wylie ISD, Wylie Chamber of Commerce and Collin College. Through personal visits, facility tours, and one-on-one discussions, WEDC gains valuable insights into business operations, challenges, and growth opportunities. These engagements form the foundation of the Business Retention and Expansion (BRE) program, connecting businesses with resources, strategies, and solutions tailored to their needs.

Whether businesses seek to strengthen workforce development, expand operations, navigate regulatory challenges, or enhance their market reach, the WEDC proactively provides support. Strong partnerships with an engaged City Council and local leadership further foster a business-friendly environment that encourages collaboration, networking, and growth.

Workforce Development and Training

Attracting and retaining skilled employees remains one of the most pressing challenges for businesses. Workforce training programs help address this issue by upskilling existing employees and preparing new talent for industry demands. In 2024, WEDC partnered with the Texas Workforce Commission (TWC), Workforce Solutions for North Central Texas (WSNCT), and Collin College to secure \$235,892 in Skills Development Fund (SDF) grants for three local businesses. These grants will support job-related training for 104 employees throughout 2025.

Beyond training, WEDC connects businesses with workforce pipelines, from entry-level employees to experienced veterans transitioning to civilian careers. Through initiatives like Wylie ISD's Build Your Future Career Day, Collin College's Career Fair, and Workforce Solutions' Red, White, and You Career Fair, employers gain direct access to a skilled talent pool. Additionally, employer connections are facilitated to veteran transition programs such as Skillbridge and NextOp.

Expanding Market Opportunities

In 2024, WEDC hosted a workshop to help local businesses access government contracting opportunities, particularly with the U.S. Department of Defense (DoD). Led by APEX Crosstimbers, a DoD-funded business accelerator, the hands-on session guided businesses through

the complexities of SAM.gov registration, government procurement strategies, and solicitation valuation.

National recognition events—Small Business Week, Economic Development Week, Manufacturing Day, and Entrepreneurs Day— are leveraged to spotlight and support the local business community. Each year, the Wylie City Council issues proclamations to honor these initiatives and recognize the contributions of local businesses.

Manufacturing Day (MFG Day) Impact

MFG Day, an initiative launched by The Manufacturing Institute, aims to dispel misconceptions about manufacturing careers and showcase opportunities within the industry. Since 2018, Wylie's MFG Day has evolved from a single-day event into a monthlong series of educational activities, industry tours, and community engagement efforts.

Each year, the event kicks off with proclamations from the Wylie City Council and the State of Texas, with local manufacturers in attendance. In 2024, WEDC expanded its Industry Appreciation event to include local caterers and food establishments, further promoting small businesses in the community.

MFG Day programming provides firsthand exposure to high-tech manufacturing environments. Community tours allow residents to see advanced technologies in action, while industry visits help Career and Technical Education (CTE) teachers align lesson plans with real-world applications. Since its inception, MFG Day in Wylie has facilitated 277 student and community tours at 21 manufacturers, introducing 1,070 students to potential careers in their fields of study.

Shop Local & Discover Wylie

To further strengthen local businesses, WEDC continued its Shop Local campaign and expanded the Discover Wylie Gift Guide in 2024, reaching a broader audience. The 'Wylie Grinch' social media campaign complemented these efforts, driving engagement and encouraging holiday shopping within the community. Along with Social Media Rescue and the Wylie Entrepreneurs Expo, these initiatives reflect WEDC's ongoing commitment to fostering a thriving local economy and supporting the businesses that make our community unique.

2025 Goals & Objectives

Downtown Revitalization and Expansion

- TxDOT - Median Improvements / Decel Lane Installation – *Early 2025*
- Cooper Plaza - Infrastructure Installation – *Mid 2025*
- Cooper Plaza – Updated Concept Plans & Market/Sell Lots – *Ongoing*
- Jackson Avenue Parking, Engineering & Design – *Late 2025*
- RR ROW - Plan/Install Additional Parking - *TBD*
- Birmingham Street & Jefferson Avenue – Road Extensions – *TBD*
- South Ballard Overlay & Concept Plans – *TBD*

544 Gateway Corridor

- 544 Gateway Addition - John Yeager Way - Infrastructure Installation – *Mid 2025*
- 544 Gateway Addition - Market/Sell WEDC Properties – *Ongoing*
- 544 Corridor Flood Study & IPO for City's 19 AC – *Mid 2025*

Hwy 78 Developments (Eubanks to Wylie East)

- Atmos Gas - Main Line Extension and Installation - *Mid 2025*
- TxDOT Median Improvements / Decel Lanes Installation – *Early 2025 to Early 2026*

Expand/Promote BRE and Workforce Programs

- Expand relationships with Community Resource Partners
 - Career Fair / Hiring Events / Seminars
 - HR Roundtable / CEO Roundtable / Community Roundtable
- Grow MFG Day/Month & Training Opportunities Locally
 - Expand Tour Options, Locations, and Hours for the General Public
 - Expand the Workforce Luncheon, MFG Dinner, and Networking Event
- Expand/Promote Entrepreneurship and Small Business Assistance Programs
 - Expand Training & Enrichment Programs with the Chamber of Commerce
 - Grow Small Business Week Awareness and Promote EconDev Week
 - Grow the Entrepreneur Expo & Small Business Support Programs



Wylie City Council

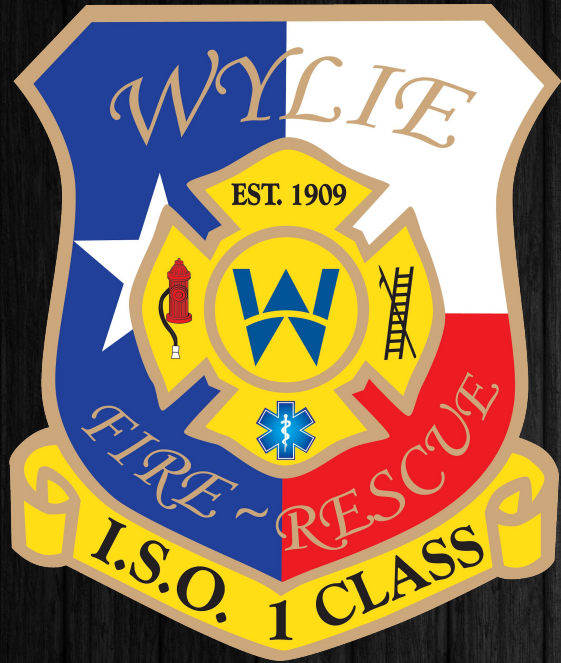
AGENDA REPORT

Department: Fire Account Code: _____
Prepared By: Brandon Blythe

Subject
Wylie Fire Rescue update and Five-Year Plan.

Recommendation
Discussion.

Discussion
Provide City Council with an update of the department and proposed Five-Year Plan.



WYLIE FIRE RESCUE UPDATE

Council Update
2025



MISSION OF WYLIE FIRE RESCUE

"To dedicate ourselves to providing a progressive department of professionally trained and equipped personnel in order to protect the lives, property, and environment of our community."

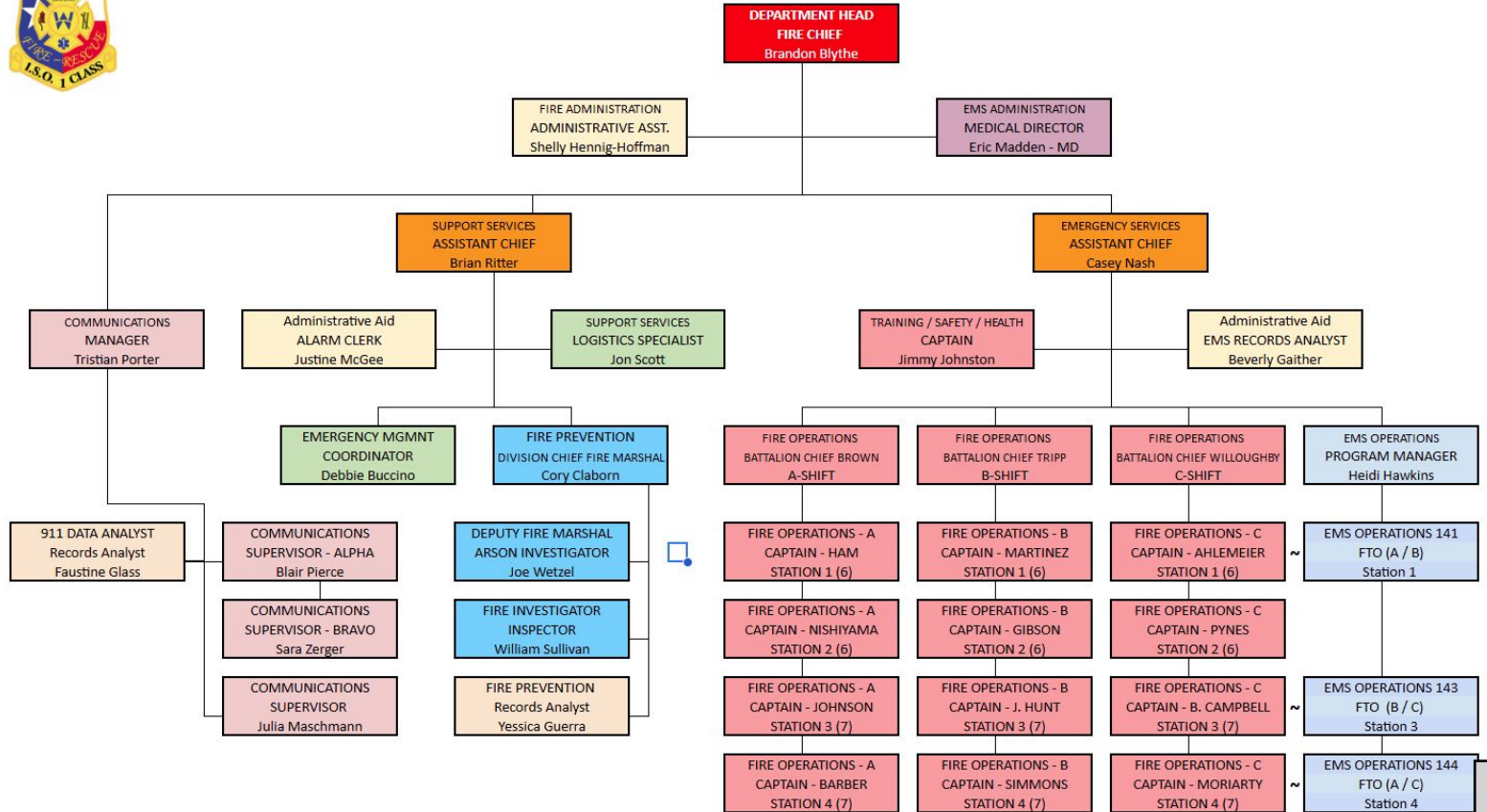
Our Vision: We, the Members of Wylie Fire-Rescue:

- Place safety as our first priority
- Take pride in meeting and exceeding the expectations of our community
- Encourage innovation and apply technologies that enhance the quality of our fire and life safety services
- Recognize the value and benefit in the diversity of every individual's background and experience
- Commit to the professional development of individual members as an investment in the future of our organization
- Depend upon the teamwork, with all individuals and divisions working together to ensure our success



WFR ORG CHART

WYLIE FIRE RESCUE - ORGANIZATIONAL CHART FY2025





CURRENT DEPLOYMENT

03/25/2025 Item WS1.

Minimum Staffing - 25 Personnel
Current total staffing is 28 per shift

CURRENT DEPLOYMENT



- **Station 1**
 - 6 Personnel
 - 4 on Quint 141
 - 2 on Medic 141
- **Station 2**
 - 6 Personnel
 - 4 on Quint 142
 - 2 on Squad 142
- **Station 3**
 - 7 Personnel
 - 4 on Quint 143
 - 2 on Medic 143
 - 1 on Battalion 140 (Shift Commander)
- **Station 4**
 - 6 Personnel
 - 4 on Quint 144
 - 2 on Medic 144

* +3 Relief Personnel assigned to each shift



CALLS FOR SERVICE BREAKDOWN

7,614 Calls for Service
1.42% Increase Over 2023

Total Unit Responses - 14,060 Unit Responses
(Average of 38 responses per day)

Average Response Time
4 min : 33 sec (2024)
4 min : 47 sec (2023)

\$1,612,977 Property Lost to Fire in 2024
\$12,082,813 Property Saved from Fire in 2024

	2024	2023
Total Calls for Dept. Services	7614	7506
MAJOR INCIDENT TYPE	# INCIDENTS	# INCIDENTS
Fires	130	124
Overpressure rupture, explosion, overhear	14	7
Rescue & Emergency Medical Service	3898	3978
Hazardous Condition (No Fire)	265	204
Service Call	821	647
Good Intent Call	415	353
False Alarm & False Call	560	486
Severe Weather & Natural Disaster	7	6
Special Incident Type	0	3
TOTAL STATE FIRE REPORTABLE INCIDENTS (NFIRS)	6110	5808
Command Unit Calls	3	1
Non-Emergency Hospital Transfers	272	574
Emergency Hospital Transfers	18	35
Medic Calls - Lavon	583	737
Medic Calls - Parker	258	
Mutual Aid Medic Calls	221	226
Public Relations Calls	149	125
Total CALLS FOR SERVICE (WVED/WFMS)	7614	7506



Call Volume 2024

- **Total Calls for Service**

- **2024 - 7614**
 - 2023 - 7506
 - 2022 - 7333
 - 2021 - 7336 (should have been 6900)
 - 2020 - 5953
- Call Volume was slightly up in 2024

- **Busiest Fire Unit - Quint 141 (1401 S. Ballard - Station 1)**

- Quint 141 - 1,834 responses (Covers district 1 & 5)
- Quint 142 - 1,268 responses (Covers district 2)
- Quint 143 - 1,561 responses (Covers district 3)
- Quint 144 - 1,123 responses (Covers district 4)
- Squad 142 - 483 responses



Total Unit Responses - 14,060 Unit Responses (Average of 38 responses per day)



CALLS BY DISTRICT

- **Fire District 1** – Covered by Station 1 on South Ballard Ave
 - 2022 - 1423
 - 2023 - 1374
 - **2024 - 1511**
- **Fire District 2** – Covered by Station 2 on Country Club Rd
 - 2022 - 2136
 - 2023 - 2228
 - **2024 - 1917**
- **Fire District 3** – Covered by Station 3 on East Brown St
 - 2022 - 1301
 - 2023 - 1291
 - **2024 - 1390**
- **Fire District 4** – Covered by Station 4 on McMillen Rd
 - 2022 - 1088
 - 2023 - 1038
 - **2024 - 1067**
- **Fire District 5** – Covered by Station 1 on South Ballard Ave
 - 2022 - 468
 - 2023 - 492
 - **2024 - 565**
- **Mutual Aid Fire & EMS**
 - **2024 - 358**



EMS Division Calls for Service

AMBULANCE CALLS FOR SERVICE OCT 24 - MAR 25

Location of Call	Count
City of Lavon	235
City of Parker	97
City of Wylie	1513
Collin County	110
Inspiration	48
Town of Saint Paul	40
Mutual Aid	347
Total Oct - Mar	2390
Averaging	430 per month



EMS Division Calls for Service

Total Transports

October 1, 2024 - March 1, 2025

1,484

TOP 10 PATIENT TRANSPORT DESTINATIONS

721	METHODIST RICHARDSON - RENNER
178	LAKE POINTE ROWLETT
99	MEDICAL CENTER OF PLANO
98	CHILDRENS LEGACY
96	MEDICAL CITY SACHSE
84	BAYLOR SCOTT & WHITE - WYLIE
65	BAYLOR PLANO
33	MEDICAL CENTER MCKINNEY
26	BAYLOR PLANO - HEART HOSPITAL
15	PRESBY ALLEN
13	MEDICAL CITY DALLAS

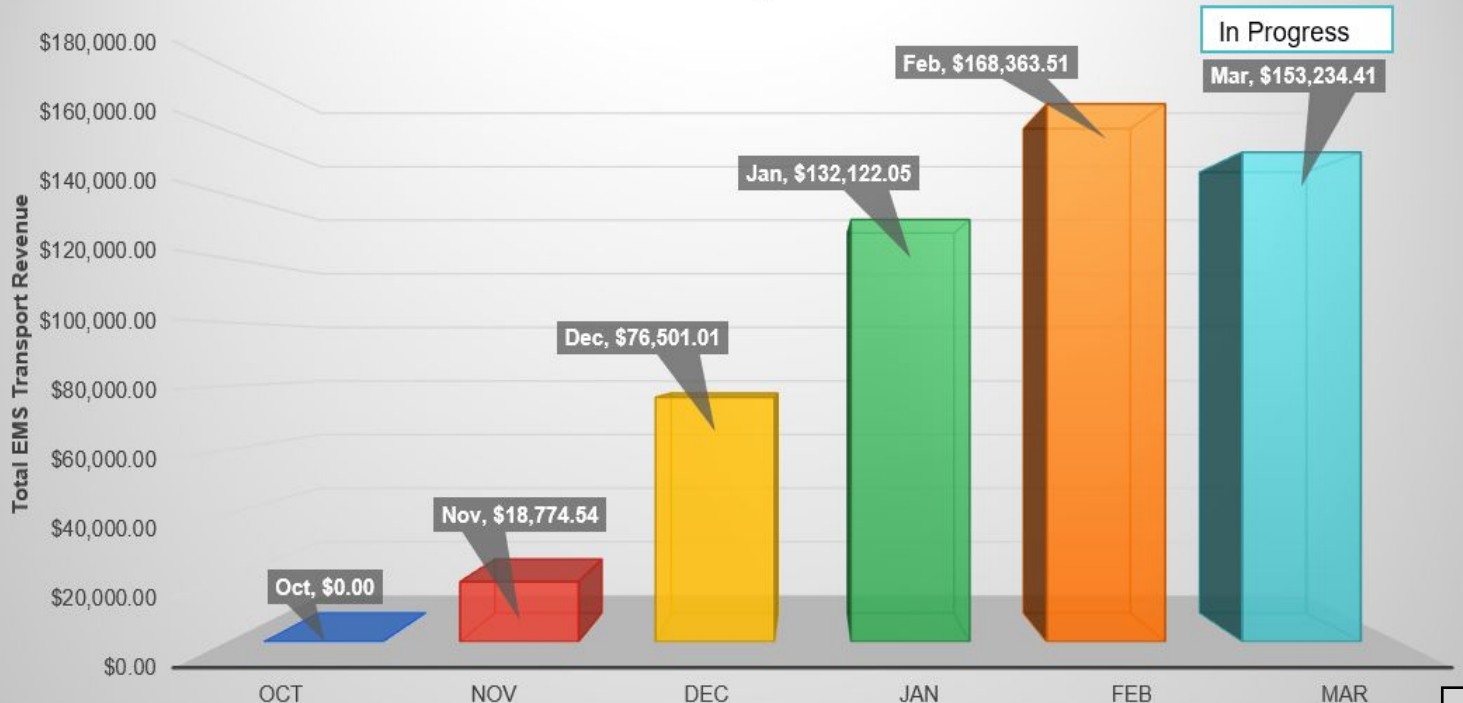


EMS Transport Revenue

FY 24-25
Projected:
\$1,478,995.

To Meet
Revenue
Projections
We Must
Average:
\$155,000
Per Month

Total EMS Transport Revenue





911 Communications Division





2024 Communications Statistics

- Personnel Worked 28,294 hours
 - 1,878 Overtime
- Personnel Completed 790 Training Hours
- Phone Calls
 - 73,241 Total Calls
 - Average 200 per day
 - 99.54% answered in less than 10 seconds
- 911 Calls
 - 17,613
 - Average 48 per day
 - 3.05 seconds average answer time
- Calls for Service
 - 36,875
 - Received to queue - 30 seconds
 - Queue to Dispatch - 1:13





All Departmental Revenues

DEPARTMENTAL REVENUES	FY24 Projected	FY24 Final	% Collected	FY25 Projected	FY24-25 YTD (3/18)	% Collected YTD
100-4000-43512 - FIRE GRANTS	\$ -	\$ (29,668.80)	100.00%	\$ -	\$ -	
100-4000-43530 - FIRE SERVICES	\$ (1,173,556.00)	\$ (1,699,126.62)	144.78%	\$ (1,445,000.00)	\$ (773,206.90)	53.51%
100-4000-43532 - FIRE DISPATCHER SERVICES	\$ (276,331.00)	\$ (276,331.56)	100.00%	\$ (300,000.00)	\$ (287,666.46)	95.89%
100-4000-43533 - FIRE AMBULANCE SERVICES	\$ -	\$ -	0.00%	\$ (322,000.00)	\$ (167,430.72)	52.00%
100-4000-43535 - FIRE SERVICE/ BLDG INSPECTIONS	\$ (5,000.00)	\$ (9,000.00)	180.00%	\$ (5,000.00)	\$ (9,000.00)	180.00%
100-4000-43537 - FIRE SERVICE/ PLAN REVIEW FEES	\$ (8,000.00)	\$ (7,517.27)	93.97%	\$ (7,000.00)	\$ (2,865.00)	40.93%
100-4000-43540 - EMERGENCY COMM GRANTS	\$ -	\$ -	0.00%	\$ (1,693,796.00)	\$ -	0.00%
100-4000-44121 - 911 FEES	\$ (450,000.00)	\$ (484,132.69)	107.59%	\$ (450,000.00)	\$ (162,459.13)	36.10%
100-4000-44122 - ALARM PERMITS	\$ (250,000.00)	\$ (293,652.19)	117.46%	\$ (270,000.00)	\$ (124,019.38)	45.93%
100-4000-44126 - TRANSPORT/ MEDICAL FEES	\$ -	\$ -	0.00%	\$ (1,500,000.00)	\$ (311,170.90)	20.74%
132-4000-42110 - FIRST RESPONDER FEES*	\$ (47,162.42)	\$ (47,162.42)	100.00%	\$ (40,000.00)	\$ (51,825.81)	129.56%
133-4000-44127 - FIRE DEVELOPMENT REVENUE**	\$ (36,480.00)	\$ (36,480.00)	100.00%	\$ (150,000.00)	\$ (36,480.40)	24.32%
TOTAL REVENUE	\$ (2,246,529.42)	\$ (2,883,071.55)	128.33%	\$ (6,182,796.00)	\$ (1,926,124.70)	31.15%

*Note on Fire Training Fund - Current Value is \$507,420.10

**Note on Fire Development - Current Value is \$1,267,670.88




5 Year Plan Highlights

Focused on top 3 items

- Personnel
 - Succession Planning
 - Development
 - New Positions
- Fleet
 - Apparatus Replacement Schedule
 - Ambulance Rotation Plan
 - Fleet Grading
 - Apparatus Cost/Delivery Times
- Facilities
 - New Station
 - Station Replacement/Relocation
 - Fire Administration/Fleet/Logistics/Training



Managing Life Cycles



Product
End of Life
Notification

- Equipment and Products End of Life
- More Vendors Utilizing this Approach
- Requires More Planning and Forecasting
- Cost and Delivery Times are Highlighting the Effects
- Limited Repair and Service Options
- Higher Costs and Less Productivity



98.5 Authorized Positions

WFR PERSONNEL SUMMARY

Current Service to Wylie

5 Years or Less	54
6-10 Years of Service	9
11-15 Years of Service	7
16-20 Years of Service	14
21-25 Years of Service	3
25+ Years of Service	4

Average Tenure

7.26 Years of Service
726 Combined Years of Service

FIREFIGHTER CERTIFICATIONS	
Basic Firefighter	39
Intermediate Firefighter	10
Advanced Firefighter	12
Master Firefighter	16
SPECIALIZED CERTIFICATIONS	
Hazardous Materials Technicians	30
Hazardous Materials Specialists	10
Wildland Firefighters	20
Rope Rescue Technicians	24
Marine Operator	26
Swiftwater Technicians	27
FAST Boat Operators	17
Rescue Divers	30
Confined Space Technician	13
Driver~Pump Operator	42
Driver~Aerial Operator	23
Fire Officer 1	3
Fire Officer 2	14
Fire Officer 3	1
Fire Officer 4	10

Position	Authorized
Chief	1.00
Assistant Chief	2.00
Fire Marshal - Div Chief	1.00
Battalion Chief	3.00
EMS Program Manager	1.00
Captain (Operations)	12.00
Captain (Administration)	1.00
Deputy Fire Marshal	1.00
Fire Inspector	1.00
Drivers	12.00
Firefighter	39.00
Single Role Paramedic	9.00
Single Role EMT	9.00
Emergency Management	1.00
Support Services	1.00
Admin 2 - Chief	1.00
Fire Prev Analyst - FM	1.00
EMS Records Analyst - AC	1.00
Alarm Clerk - AC Ritter	1.00
Part Time Inspector	0.5
	98.50



Personnel Status

12% of the Department Workforce is Eligible to Retire
4 Personnel have greater than 25 years of service

Average Age of Personnel

49 - Chief Officers
42 - Captains
37 - Drivers
30 - Firefighters
32 - Paramedics
31 - EMT

Operations Personnel
Average Age = 33

Average Tenure of Personnel in Years

22.8 - Chief Officers
13.9 - Captains
11.1 - Drivers
3.7- Firefighters
1 - Paramedics
2.7 - EMT

Vacation Accrual "Avg Hours Available"

592 - Chief Officers
393 - Captains
371 - Drivers
212- Firefighters



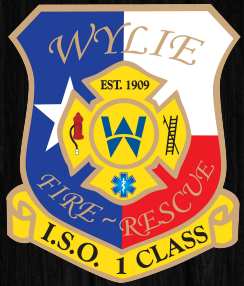
Personnel Needs

Personnel Needs				
DIVISION / YEAR	2025-2026	2026-2027	2027-2028	2028-2029
FIRE	3 Relief Firefighters			
EMS	Mental Health Paramedic	Mental Health Paramedic	Mental Health Paramedic	3 Paramedics / 3 EMT's
COMMUNITY RISK REDUCTION	Fire Inspector	Community Life Safety Educator		
ADMIN / SUPPORT	Fleet Maintenance Technician			
COMMUNICATIONS	Communications Supervisor	Dispatcher	Dispatcher	Dispatcher



3 Relief Firefighters

- Daily Staffing - 28 personnel per shift
- Minimum Daily Staffing 25 personnel per shift
- Staffing Ratio is 1.12 and Would Increase to 1.16 adding 1 Firefighter Per Shift
- Challenges
 - 3 Personnel are assigned to Paramedic School for 9 months each year (15 EMT's)
 - 3 Daily Vacation Slots - 3,487 Hours Used through February this year
 - Workers Comp, Open Positions, Light Duty
- Sick time is Normal - 1,657 Hours



Fire Inspector

Fire Prevention Call Summary	2024	2023
Annual Safety Inspections	848	1697
Miscellaneous	287	278
Fire Suppression System Inspections	236	310
Solar Inspections	138	181
New Business Inspections	125	202
Commercial Alarm System Inspections	101	79
Code Violation Responses	75	11
Working Fires	21	26
Assisted FD	85	68
Assisted PD	35	28
Total	1951	2880

Current Utilization Evaluation
 2 Field Personnel = 152.89%
 3 Field Personnel = 99.97%

Increased Inspection Capacity: Have not added an Inspector since 2015.

Improved Fire Safety Compliance: The new Inspector will help identify hazards earlier reducing the risk of fire-related incidents.

Faster Response Time: An additional Inspector will mean a quicker turnaround for scheduling and conducting inspections.

Enhanced Community Safety: Completing all inspections and reinspections ensures compliance, helping to minimize the risk of fire accidents and improving overall safety for the community.

Support for Fire Prevention Programs: The new position will support educational and preventive outreach efforts encouraging safe practices across the city.



Fire Inspector Utilization

2024

Inspector Job Task Utilization	% of Task	Hours Per Week
Annual Inspections (70%)	39.38%	18.4
Annual Re-Inspections	18.17%	8.49
Administrative	8.65%	4.04
Fire Training	4.04%	1.89
Time Off (Holiday / Vacation / Sick)	14.20%	-
Lunch	8.65.%	4.04
	93.32%	36.87

Inspection Category	Count
Alarm	84
Annual Inspection	498
Annual Reinspection	126
Fire & Life Safety	117
Fire & Life Safety Reinspection	32
Gate Acces	3
Other	164
Solar	116
System Inspection	317
Total	1457

Utilization Evaluation

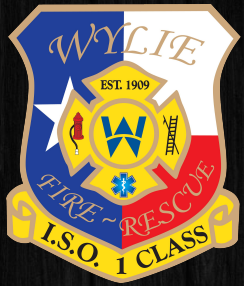
2 Field Personnel = 152.89%

3 Field Personnel = 99.97%



Fleet





Fleet

Heavy Duty

- Fleet in great shape
- Challenges
 - Cost Increases
 - Delivery Times

Medium Duty

- Overall in great shape
- Ambulance Replacement Plan
- Delivery Times

Light Duty

- Overall in great shape
- The most flexible

Equipment Needs				
DIVISION / YEAR	2025-2026	2026-2027	2027-2028	2028-2029
FIRE	Battalion Chief Vehicle & Order Quint 142		Brush Truck	Order Quint 144
SPECIAL RESCUE	Replacement Small Boat			Replace Marine 143
EMS	Ambulance	Ambulance	Ambulance	Ambulance & EMS Manager Vehicle
ADMIN / SUPPORT	New Inspector Vehicle / New Fleet Maint Technician	Replace Prevention Trailer	Support 140 - Chief 141 & 142	
COMMUNICATIONS		Replace Support Vehicle		



Fleet Replacement Grading

Fleet Replacement Criteria

- Excellent Condition (1-20)
- Good Condition (21-30)
- Ready for Replacement (31-40)
- Needs Immediate Replacement (41 and above)

Age - 1 point per year

Miles - 1 point for every 20K miles

Engine Hours - 1 point for every 1K hours

Repair Cost - 1 point for every \$10k

Condition - Body, Interior, Upcoming Repairs, etc

Reliability (Tickets per year) - 1 point for every 5 tickets





Fleet Summary

Heavy Duty Equipment

Fleet ID	Work Load	Feb 2025 Fleet Score	Yr	Assignment	Notes
108	Heavy	43.70	06	OOS Quint	Headed to Auction 2025
116	Heavy	42.83	07	OOS Quint	Headed to Auction 2025
302	Heavy	42.54	13	Reserve Quint	
301	Heavy	42.14	13	Ready Reserve Quint	
424	Heavy	28.95	19	Quint 142	
393	Heavy	25.18	04	Command 140	
454	Heavy	12.85	22	Quint 144	
460	Heavy	4.22	22	Quint 141	
459	Heavy	2.91	22	Quint 143	
458	Heavy	1.60	22	Utility 143	



Fleet Summary

Medium Duty Equipment

Fleet ID	Work Load	Feb 2025 Fleet Score	Yr	Assignment	Notes
485	Medium	50.80	16	Reserve Ambulance	<i>Replacement on Order</i>
486	Medium	44.32	16	Medic 144	
262	Medium	41.61	08	Medic 142	<i>Replacement on Order</i>
376	Medium	32.41	16	Medic 143	
377	Medium	27.27	16	Squad 142	<i>Replacement on Order</i>
432	Medium	24.24	20	Battalion 140	
455	Medium	13.33	24	Medic 141	
397	Medium	12.79	18	Brush 141	
380	Medium	12.32	17	Rescue 143	



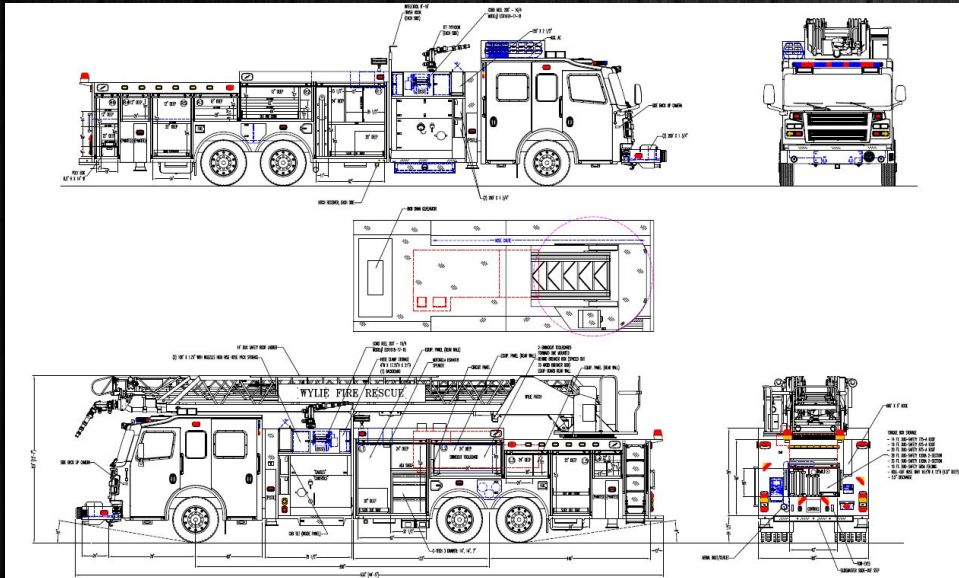
Fleet Summary

Light Duty Equipment

Fleet ID	Work Load	Feb 2025 Fleet Score	Yr	Assignment	Notes
276	Light	45.17	12	Support Station 3	<i>Just moved to support</i>
355	Light	42.13	16	Support Station 1	<i>Just moved to support</i>
346	Light	40.19	15	Dispatch 140	
285	Light	35.27	13	Support Station 2	
417	Light	27.66	13	Prevention 142	<i>Replacement on Order</i>
413	Light	21.53	18	Fleet Support 140	
467	Light	12.10	22	Prevention 143	
451	Light	11.84	21	Chief 142 (Admin Chief)	
450	Light	10.52	21	Chief 141 (Fire Chief)	
457	Light	7.46	22	EMS Supervisor	
506	Light	6.77	24	Chief 143 (Ops Chief)	
507	Light	6.58	24	Chief 144 Prevention	
508	Light	6.33	24	Training Captain	



Quint 142 - 2019



To receive the highest points in an ISO evaluation for ladder service, the ladder unit must reach the roof of the tallest building in its service area or be 100' long, whichever is less.

- 109' Heavyweight Aerial
- 1750 Pump
- 500 Gallon Water
- 4 Preconnected Hose Lines
- 1 2 ½ " Hose Line
- 137' of Ground Ladders
- Compresses Air Foam
- Aerial Rescue Capabilities

52% of the buildings 32' or taller are in Fire District #2

Collapse zone must be considered
Runs out of a Station with a Paramedic Squad to
reduce run volume



Quint 142 Replacement

- Current Fleet Score 28.95
 - Good Condition (21-30)
- Cost \$2.5 million
- Delivery Time 36-48 months
- Spec and Processing Time 6-8 months
- 2029 - 10 Years Frontline Service





Ambulance Replacement Plan

Current Fleet	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
262 - 2008	Retire											
486 - 2016	Unlicensed Reserve	Retire										
485 - 2016	Ready Reserve	Unlicensed Reserve	Retire									
376 - 2016		Ready Reserve	Unlicensed Reserve	Retire								
455 - 2022			Ready Reserve	Unlicensed Reserve	Retire							
510 - 2024	New			Ready Reserve	Unlicensed Reserve	Retire						
511 - 2024	New				Ready Reserve	Unlicensed Reserve	Retire					
TBD - 2025		New				Ready Reserve	Unlicensed Reserve	Retire				
TBD - 2026			New				Ready Reserve	Unlicensed Reserve	Retire			
TBD - 2027				New				Ready Reserve	Unlicensed Reserve	Retire		
TBD - 2028					New				Ready Reserve	Unlicensed Reserve	Retire	
TBD - 2029						New				Ready Reserve	Unlicensed Reserve	Retire
TBD - 2030							New				Ready Reserve	Unlicensed Reserve
TBD - 2031								New				Ready Reserve
TBD - 2032									New			
TBD - 2033										New		
TBD - 2034											New	
TBD - 2035												New



Ambulance Replacement Plan

- Anticipated this would be a Challenge
- Existing Fleet Prior to Wylie EMS Division
- Will Require an Annual Purchase
- Life Cycle - 7 Years (Accounts for 4th Unit)
- Purchase with all Major Equipment





Facilities

Considerations for the Future:

- Station 2/Fire Administration
- Fleet/Logistics/Communications
- Training
- Station 1
- Station 5





Wylie Fire Rescue Public Safety Campus



- | | |
|----------------------------|-----------------------------|
| 1 CENTRAL FIRE STATION | 5 CITY OF WYLIE FACILITIES |
| 2 FIRE ADMINISTRATION | 6 LOGISTICS & FLEET SERVICE |
| 3 JOINT TRAINING FACILITY | 7 FUTURE POLICE & JAIL |
| 4 FIRE TRAINING BURN TOWER | 8 COURT |
| FTP FIRE TRAINING PROPS | 9 POTENTIAL RETAIL |



Wylie Fire Rescue Station 2 & Fire Administration

- **New Space Includes**
 - Fire Station 2
 - Fire Administration
 - 911 Communications/EOC
 - Fleet/Logistics
- **Addresses Several WFR Operational Challenges**
- **Improves Efficiency**
- **Includes Shared Space for other City Departments**





City of Wylie Shared Space

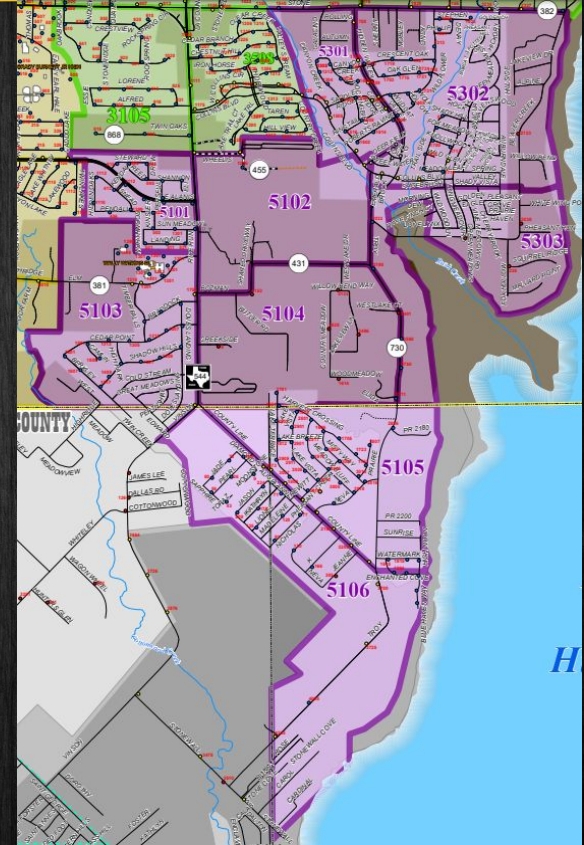
- **Building 3 - Joint Training Facility**
 - Large Classroom
 - Breakout Classrooms
 - Indoor/Outdoor Spaces
- **Buildings 5 & 6 - Logistics/Fleet**
 - Receiving Area for City of Wylie
 - Warehousing Space for WFR/WPD/Facilities Department
 - Office & Work Space for City of Wylie Facilities Department





Fire Station 5

- 565 Calls for Service in 2024
- Up 73 Calls from 2023
- Much of the District Remains in the County
- Large Tracts/Undeveloped Areas
- No Clear Best Location for the Station
- City Limits at the South End of the District
- Will Continue to Monitor, Station Need will be Driven by Development and Increased Call Volume





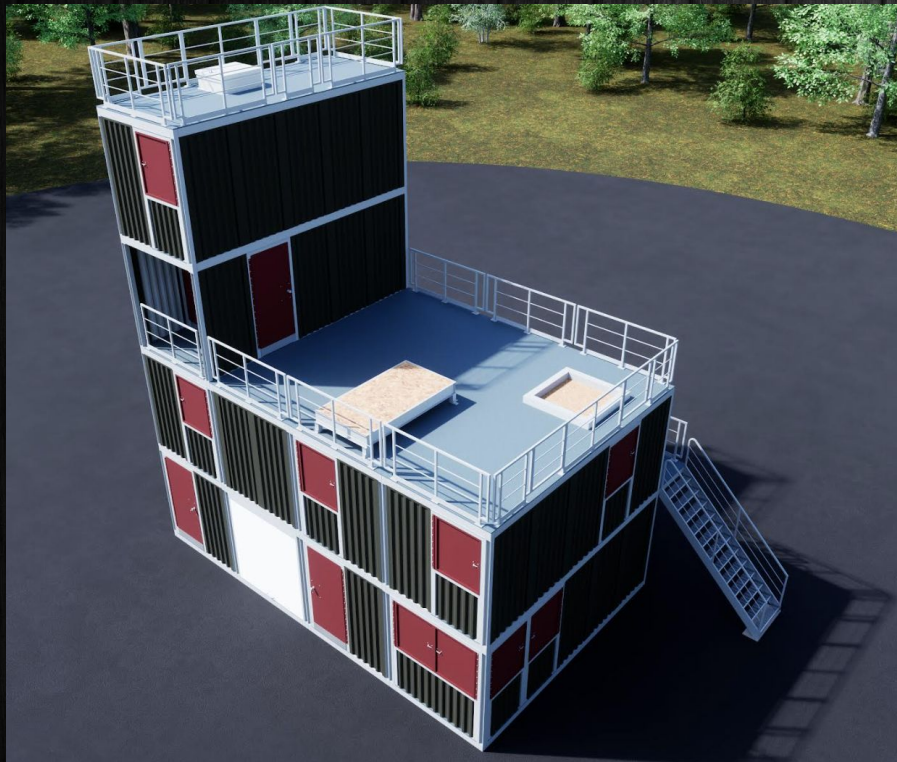
Station 1 Replacement/Relocation

- Original Construction 1984
- Living Quarters Constructed in 1998
- Bays Restrict Apparatus
- 2 Beds per Bedroom
- If Relocated, needs to be in Conjunction with Station 5





Training Tower Update





Training Tower Update - Summer 2025





Financing Capital Equipment

Equipment	City Owns	Replacement Quantity	Life Span	Annual Maintenance	Next Purchase
109' Quint	7	1	20 Years	Yes	Quint 4 in 2032
Ambulance	7	3	7 Years	Yes	Annual Purchase
SCBA	48	All	10-15 Years	Yes	Annual Rotation
Heart Monitors	11	4	10 Years	Yes, 4 years included with purchase	2032
911 Communication Consoles	7	7	10 Years	Yes	2036
Radios	Fire - 173 Police - 178	Multiple between Police, Fire, and Communications	7-10	Yes	2035
Rescue Tools	5	3	10-15 Years	Yes	2035
Sirens	9	2-4	Unknown	Yes	Unknown
Opticom - GPS					



Looking Ahead to 2025/2026

- **ESD ETJ (60 Days Beginning 2-25-25)**
- **ESD Agreement**
- **Inspiration Contract Transfer from HOA to Collin County Water and Control Improvement District NO. 3**
- **Mutual Aid Agreements**
- **Fire & Emergency Services Analysis**
- **Providing Dispatch Services for Additional Cities**



Thank You for This Opportunity

Questions Or Feedback