

Wylie City Council Regular Meeting

July 23, 2024 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS & RECOGNITIONS

PR1. Carter BloodCare Blood Drive Battle of the Badges Winner Presentation.

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 July 9, 2024 Regular City Council Meeting minutes.
- B. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of June 30, 2024.
- C. Consider, and act upon, approval of the Wylie ISD Council of PTAs Back the Future fundraiser event at Olde City Park on September 21, 2024.
- D. Consider, and act upon, a Preliminary Plat of Lot 1, Block A of Barwari Addition, creating one commercial lot on 0.4557 acres. Property located at 403 S. State Highway 78.
- E. Consider, and act upon, a Final Plat of Lot 1, Block A of Barwari Addition, establishing one commercial lot on 0.4557 acres. Property located at 403 S. State Highway 78.
- E. Consider, and act upon, Ordinance No. 2024-21 releasing a portion of the City of Wylie's Extraterritorial Jurisdiction, consisting of two tracts of land totaling 6.20 acres located at 137 Hunter Glen Drive and 144 Wagon Wheel Lane.
- G. Consider, and act upon, a request to renovate an existing commercial structure, located at 110 East Oak Street, within the Downtown Historic District.
- H. Consider, and act upon, the approval of a Job Order Contract with SDB Contracting, Inc. for renovations to the City's animal shelter in an estimated amount of \$744,667.24, through a cooperative purchasing agreement with Buyboard, and authorizing the City Manager to execute any necessary documents.

- I. Consider, and act upon, the approval of a three (3) year service agreement for Pavement Analysis and Related Services with Fugro USA Land, Inc. in an estimated year one amount of \$98,010, through a cooperative purchasing contract with Texas SHARE (NCTCOG), and authorizing the City Manager to execute any necessary documents.
- J. Consider, and place on file, the City of Wylie Monthly Investment Report for June 30, 2024.
- K. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for June 30, 2024.
- L. Consider, and act upon, Ordinance No. 2024-22 amending Ordinance No. 2023-39, which established the budget for fiscal year 2023-2024; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

If A governmental body may not conduct a private consultation with its attorney except:

(1) when the governmental body seeks the advice of its attorney about:

(A) pending or contemplated litigation; or

(B) a settlement offer; or

(2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

ES1. Provide update on McMillen Road.

REGULAR AGENDA

- 1. Consider, and act upon, Ordinance No. 2024-23 amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Appendix A (Wylie Comprehensive Fee Schedule), Section I (Water and Sewer Fees), Subsection B (Water Rates), and Subsection C (Sewage Collection and Treatment Rates).

WORK SESSION

WS1. Discuss the FY 2024-25 WEDC Budget.

WS2. Discuss the FY 2024-25 Budget.

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

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. Discuss property generally located at Brown and Winding Oaks.

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

- (a) This chapter does not require a governmental body to conduct an open meeting:
- (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or
 - (2) to hear a complaint or charge against an officer or employee.
- (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

ES3. City Manager Quarterly Evaluation.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

READING OF ORDINANCES

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

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on July 19, 2024 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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

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

Texas Government Code Section:

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



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: Stephanie Storm

Account Code: _____

Subject

Consider, and act upon, approval of July 9, 2024 Regular City Council Meeting minutes.

Recommendation

Motion to approve the Item as presented.

Discussion

The minutes are attached for your consideration.

Wylie City Council Regular Meeting Minutes

July 09, 2024 – 6:00 PM

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



CALL TO ORDER

Mayor Matthew Porter called the regular meeting to order at 6:00 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Mayor *pro tem* Jeff Forrester, Councilman Sid Hoover, Councilman Scott Williams, and Councilman Gino Mulliqi.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Marketing and Communications Director Craig Kelly; City Secretary Stephanie Storm; Public Works Director Tommy Weir; Police Chief Anthony Henderson; Parks and Recreation Director Carmen Powlen; City Engineer Tim Porter; Library Director Ofilia Barrera; Wylie Economic Development Corporation Executive Director Jason Greiner; Finance Director Melissa Brown; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

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

PRESENTATIONS & RECOGNITIONS

PR1. Eagle Scout - Amelia King.

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

COMMENTS ON NON-AGENDA ITEMS

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

No persons were present wishing to address the Council.

CONSENT AGENDA

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

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

Council Action

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

REGULAR AGENDA

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

Staff Comments

Parks and Recreation Director Powlen addressed Council stating the installation of handrails was included in the agenda report and is reflected in the estimated cost; however, it has been determined that the handrails will need to go before the Historic Review Commission; therefore, at this time handrails will not be included in this project. Powlen noted the dollar amount listed on the agenda report would be less than stated.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Mulliqi, to approve Item 1 as presented up to \$89,791.84. A vote was taken and the motion passed 7-0.

WORK SESSION

Mayor Porter convened the Council into a Work Session at 6:14 p.m.

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

City Manager Parker addressed the Council with a presentation on the Fiscal Year 2024-25 General Fund, Utility Fund, and 4B Fund budgets including the proposed General Fund revenue assumptions, items included in the proposed base budget, General Fund summary, General Fund new recommendations, the use of the General Fund Fund Balance, Utility Fund summary, Utility Fund new personnel recurring recommendations, Utility Fund new recommendations, 4B Sales Tax Fund summary, 4B Sales Tax Fund new personnel recurring recommendations, and 4B Sales Tax Fund new recommendations. Parker stated staff would need direction on the tax rate at the next Council meeting.

Mayor Porter recessed the Council into a break at 6:43 p.m.

Mayor Porter reconvened the Council into a Work Session at 6:47 p.m.

WS2. Discuss the FY 2024-25 WEDC Budget.

Wylie Economic Development Corporation Executive Director Jason Greiner addressed the Council with a presentation on the Fiscal Year 2024-25 WEDC budget including the WEDC Narrative, Department Overview, Fund Balance Summary, and Debt Service Detail.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 7:04 p.m.

EXECUTIVE SESSION

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

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

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

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

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

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

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

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

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter reconvened the Council into Open Session at 7:50 p.m.

READING OF ORDINANCES

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

City Secretary Storm read the caption of Ordinance No. 2024-20 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Duke, to adjourn the meeting at 7:52 p.m. A vote was taken and the motion passed 7-0.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: 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 June 30, 2024.

Recommendation

Motion to approve the Item as presented.

Discussion

The Wylie Economic Development Corporation (WEDC) Board of Directors approved the attached financials on July 17, 2024.

For Fiscal: 2023-2024 Period Ending: 06/30/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP							
Revenue							
111-4000-40210	SALES TAX	4,536,561.00	4,536,561.00	377,949.25	2,779,886.27	-1,756,674.73	38.72 %
111-4000-46110	ALLOCATED INTEREST EARNINGS	112,000.00	112,000.00	44,282.86	393,943.07	281,943.07	351.73 %
111-4000-48110	RENTAL INCOME	48,600.00	48,600.00	3,050.00	29,980.65	-18,619.35	38.31 %
111-4000-48410	MISCELLANEOUS INCOME	0.00	1,250.00	0.00	1,947.08	697.08	155.77 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	2,655,970.00	2,655,970.00	0.00	-276,384.36	-2,932,354.36	110.41 %
	Revenue Total:	7,353,131.00	7,354,381.00	425,282.11	2,929,372.71	-4,425,008.29	60.17%
Expense							
111-5611-51110	SALARIES	440,500.00	460,570.00	32,198.39	294,855.78	165,714.22	35.98 %
111-5611-51130	OVERTIME	0.00	0.00	0.00	871.40	-871.40	0.00 %
111-5611-51140	LONGEVITY PAY	1,200.00	1,200.00	0.00	1,092.00	108.00	9.00 %
111-5611-51310	TMRS	68,500.00	71,611.00	4,833.35	43,016.47	28,594.53	39.93 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	81,000.00	81,169.00	5,023.41	45,093.88	36,075.12	44.44 %
111-5611-51420	LONG-TERM DISABILITY	1,600.00	1,714.00	62.47	475.94	1,238.06	72.23 %
111-5611-51440	FICA	27,000.00	28,245.00	1,873.64	17,082.76	11,162.24	39.52 %
111-5611-51450	MEDICARE	6,400.00	6,691.00	438.20	3,995.18	2,695.82	40.29 %
111-5611-51470	WORKERS COMP PREMIUM	2,100.00	2,100.00	0.00	1,137.35	962.65	45.84 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	1,600.00	1,600.00	0.00	603.72	996.28	62.27 %
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	333.55	2,905.79	2,094.21	41.88 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	194.70	105.30	35.10 %
111-5611-52810	FOOD SUPPLIES	3,000.00	3,000.00	244.28	2,262.11	737.89	24.60 %
111-5611-54610	FURNITURE & FIXTURES	2,500.00	2,500.00	0.00	325.80	2,174.20	86.97 %
111-5611-54810	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	2,299.98	5,350.02	69.93 %
111-5611-56030	INCENTIVES	1,929,250.00	1,929,250.00	0.00	1,015,000.00	914,250.00	47.39 %
111-5611-56040	SPECIAL SERVICES	37,270.00	37,270.00	252.50	16,705.00	20,565.00	55.18 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	234,500.00	234,500.00	29,241.50	128,009.46	106,490.54	45.41 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTUR	10,324,000.00	10,324,000.00	0.00	6,101.36	10,317,898.64	99.94 %
111-5611-56080	ADVERTISING	226,125.00	196,125.00	3,250.00	93,564.91	102,560.09	52.29 %
111-5611-56090	COMMUNITY DEVELOPMENT	64,950.00	66,200.00	7,286.57	35,356.70	30,843.30	46.59 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	259.24	3,634.93	4,265.07	53.99 %
111-5611-56180	RENTAL	27,000.00	27,000.00	2,250.00	20,250.00	6,750.00	25.00 %
111-5611-56210	TRAVEL & TRAINING	73,000.00	73,000.00	10,960.44	50,953.18	22,046.82	30.20 %
111-5611-56250	DUES & SUBSCRIPTIONS	60,733.00	60,733.00	2,644.57	57,853.11	2,879.89	4.74 %
111-5611-56310	INSURANCE	6,800.00	6,800.00	0.00	5,653.11	1,146.89	16.87 %
111-5611-56510	AUDIT & LEGAL SERVICES	23,000.00	53,000.00	4,759.30	26,509.33	26,490.67	49.98 %
111-5611-56570	ENGINEERING/ARCHITECTURAL	530,175.00	530,175.00	52,219.25	372,683.92	157,491.08	29.71 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	187.50	1,530.26	869.74	36.24 %
111-5611-57410	PRINCIPAL PAYMENT	600,096.00	600,096.00	50,433.89	447,754.46	152,341.54	25.39 %
111-5611-57415	INTEREST EXPENSE	631,902.00	631,902.00	52,232.58	476,243.77	155,658.23	24.63 %
111-5611-58110	LAND-PURCHASE PRICE	1,000,000.00	1,000,000.00	0.00	7,079.00	992,921.00	99.29 %
111-5611-58995	CONTRA CAPITAL OUTLAY	0.00	0.00	0.00	-7,079.00	7,079.00	0.00 %
	Expense Total:	16,427,451.00	16,453,701.00	260,984.63	3,174,016.36	13,279,684.64	80.71%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):		-9,074,320.00	-9,099,320.00	164,297.48	-244,643.65	8,854,676.35	97.31%
Report Surplus (Deficit):		-9,074,320.00	-9,099,320.00	164,297.48	-244,643.65	8,854,676.35	97.31%

Budget Report

For Fiscal: 2023-2024 Period Ending: 06/30/2024

Group Summary

Account Type	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance	Percent Remaining
					Favorable (Unfavorable)	
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue	7,353,131.00	7,354,381.00	425,282.11	2,929,372.71	-4,425,008.29	60.17%
Expense	16,427,451.00	16,453,701.00	260,984.63	3,174,016.36	13,279,684.64	80.71%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-9,074,320.00	-9,099,320.00	164,297.48	-244,643.65	8,854,676.35	97.31%
Report Surplus (Deficit):	-9,074,320.00	-9,099,320.00	164,297.48	-244,643.65	8,854,676.35	97.31%

Budget Report

For Fiscal: 2023-2024 Period Ending: 06/30/2024

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CC	-9,074,320.00	-9,099,320.00	164,297.48	-244,643.65	8,854,676.35
Report Surplus (Deficit):	-9,074,320.00	-9,099,320.00	164,297.48	-244,643.65	8,854,676.35

Wylie Economic Development Corporation
Statement of Net Position
As of June 30, 2024

Assets

Cash and cash equivalents	\$ 13,809,671.51	
Receivables	\$ 717,000.00	Note 1
Inventories	\$ 14,645,353.88	
Prepaid Items	\$ -	
Total Assets	\$ 29,172,025.39	

Deferred Outflows of Resources

Pensions	\$ 114,336.55	
Total deferred outflows of resources	\$ 114,336.55	

Liabilities

Accounts Payable and other current liabilities	\$ 12,388.00	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 213,456.54	Note 3
Due in more than one year	\$ 15,136,816.48	
Total Liabilities	\$ 15,363,861.02	

Deferred Inflows of Resources

Pensions	\$ (8,336.41)	
Total deferred inflows of resources	\$ (8,336.41)	

Net Position

Net investment in capital assets	\$ -	
Unrestricted	\$ 13,914,164.51	
Total Net Position	\$ 13,914,164.51	

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

Balance Sheet

Account Summary

As Of 06/30/2024

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	13,825,579.36
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	14,645,353.88
111-1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	1,153,500.00
Total Assets:		30,343,433.24
		30,343,433.24
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	4,072.37
111-2000-20117	TMRS PAYABLE	7,016.15
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	7,612.32
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00
111-2000-20132	EMP CARE FLITE	12.00
111-2000-20133	Unemployment Comp Payable	46.93
111-2000-20151	ACCRUED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	92.32
111-2000-20199	MISC PAYROLL PAYABLE	0.00
111-2000-20201	AP PENDING	0.00
111-2000-20210	ACCOUNTS PAYABLE	0.00
111-2000-20530	PROPERTY TAXES PAYABLE	0.00
111-2000-20540	NOTES PAYABLE	1,153,500.00
111-2000-20810	DUE TO GENERAL FUND	0.00

Balance Sheet

As Of 06/30/2024

Account	Name	Balance
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:		1,173,552.09

Equity

111-3000-34110	FUND BALANCE - RESERVED	0.00
111-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	29,403,081.04
Total Beginning Equity:		29,403,081.04
Total Revenue		2,885,089.85
Total Expense		3,118,289.74
Revenues Over/Under Expenses		-233,199.89
Total Equity and Current Surplus (Deficit):		29,169,881.15
Total Liabilities, Equity and Current Surplus (Deficit):		<u>30,343,433.24</u>

Balance Sheet

As Of 06/30/2024

Account	Name	Balance
Fund: 922 - GEN LONG TERM DEBT (WEDC)		
Assets		
Total Assets:		0.00
		0.00
Liability		
922-2000-28248	GOVCAP LOAN/SERIES 2022	7,556,077.29
Total Liability:		7,556,077.29
Total Equity and Current Surplus (Deficit):		0.00
Total Liabilities, Equity and Current Surplus (Deficit):		7,556,077.29
*** FUND 922 OUT OF BALANCE ***		-7,556,077.29

***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

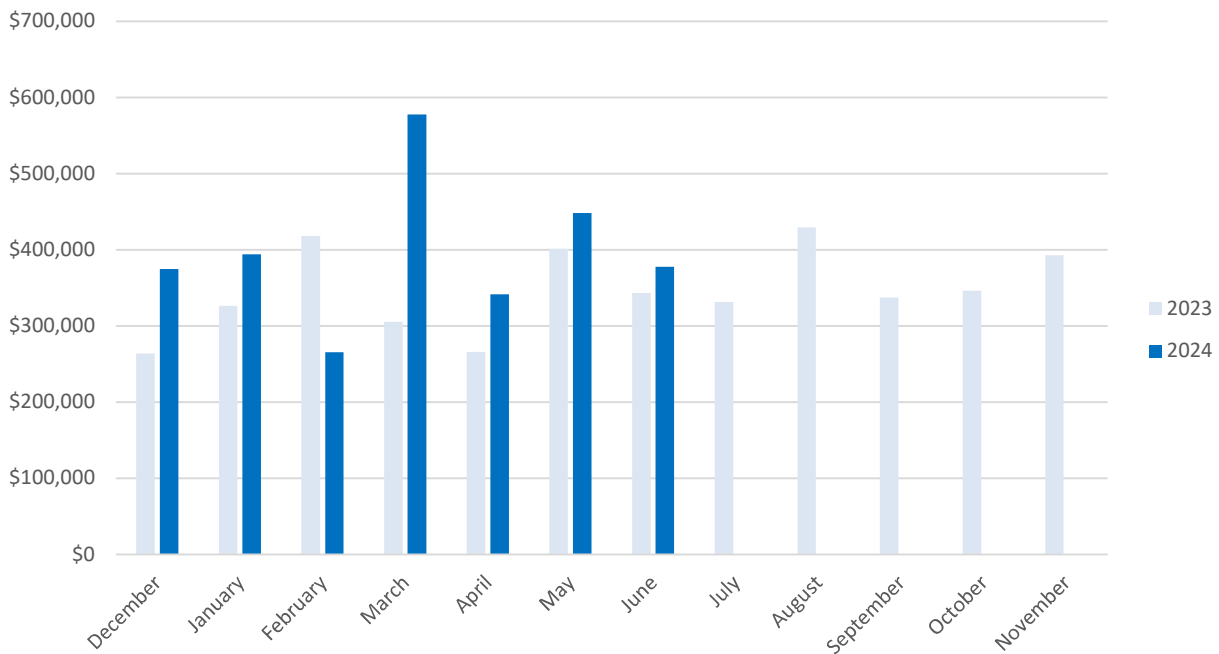
SALES TAX REPORT

June 30, 2024

BUDGETED YEAR

MONTH	FY 2021	FY 2022	FY 2023	FY 2024	DIFF 23 vs. 24	% DIFF 23 vs. 24
DECEMBER	\$ 235,381.33	\$ 263,577.66	\$ 338,726.54	\$ 374,686.38	\$ 35,959.83	10.62%
JANUARY	\$ 262,263.52	\$ 326,207.92	\$ 368,377.73	\$ 393,994.39	\$ 25,616.67	6.95%
FEBRUARY	\$ 456,571.35	\$ 417,896.79	\$ 480,381.11	\$ 265,491.94	\$ (214,889.17)	-44.73%
MARCH	\$ 257,187.91	\$ 305,605.50	\$ 313,686.17	\$ 577,757.71	\$ 264,071.54	84.18%
APRIL	\$ 221,881.55	\$ 265,773.80	\$ 310,050.94	\$ 341,335.06	\$ 31,284.12	10.09%
MAY	\$ 400,371.70	\$ 401,180.20	\$ 434,878.33	\$ 448,671.55	\$ 13,793.21	3.17%
JUNE	\$ 290,586.92	\$ 343,371.26	\$ 330,236.89	\$ 377,949.25	\$ 47,712.37	14.45%
JULY	\$ 314,559.10	\$ 331,432.86	\$ 379,162.00	\$ -		
AUGUST	\$ 390,790.76	\$ 429,696.16	\$ 448,253.70	\$ -		
SEPTEMBER	\$ 307,681.15	\$ 337,512.61	\$ 371,880.65	\$ -		
OCTOBER	\$ 326,382.38	\$ 346,236.36	\$ 377,466.67	\$ -		
NOVEMBER	\$ 411,813.32	\$ 392,790.84	\$ 458,694.91	\$ -		
Sub-Total	\$ 3,875,470.98	\$ 4,161,281.96	\$ 4,611,795.64	\$ 2,779,886.27	\$ 203,548.56	12.10%
Total	\$ 3,875,470.98	\$ 4,161,281.96	\$ 4,611,795.64	\$ 2,779,886.27	\$ 203,548.56	12.10%

WEDC Sales Tax Analysis



*** Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months.
 Example: June SlsTx Revenue is actually April SlsTx and is therefore the 7th allocation in FY24.

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

June 30, 2024

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE	
LUV-ROS	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00	A
AMERICAN ENTITLEMENTS II	\$ 35,000.00	\$ 25,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 10,000.00	\$ -	\$ 35,000.00	
NORTH DALLAS WYLIE LAND	\$ 120,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00	\$ 120,000.00	
AXL	\$ 65,000.00	\$ 9,250.00	\$ 9,250.00	\$ -	\$ -	\$ -	\$ 9,250.00	\$ 46,500.00	\$ 65,000.00	
GLEN ECHO BREWING	\$ 100,000.00	\$ 50,000.00	\$ 30,000.00	\$ 20,000.00	\$ -	\$ -	\$ 50,000.00	\$ -	\$ 100,000.00	B
MLKJ	\$ 80,000.00	\$ -	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ 80,000.00	\$ -	\$ 80,000.00	C
CLF II LI WYLIE (LOVETT)	\$ 1,300,000.00	\$ 650,000.00	\$ 650,000.00	\$ -	\$ -	\$ -	\$ 650,000.00	\$ -	\$ 1,300,000.00	
DEANAN/DANK	\$ 30,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000.00	\$ 30,000.00	
FIREWATER	\$ 300,000.00	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000.00	\$ 300,000.00	
PHOENIX ASCENDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	D
SANDEN INTERNATIONAL	\$ 500,000.00	\$ 300,000.00	\$ 200,000.00	\$ -	\$ -	\$ -	\$ 200,000.00	\$ -	\$ 500,000.00	
	\$ 2,540,000.00	\$ 1,169,250.00	\$ 939,250.00	\$ 60,000.00	\$ -	\$ -	\$ 999,250.00	\$ 371,500.00	\$ 2,540,000.00	
Deferred Out Flow							\$ 1,153,500.00			

A. Performance Agreement (\$10,000) and Forgiveable Land Grant (\$60,000 forgiven over 3 years). \$20,000/year in 2022, 2023, & 2024.

B. 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.

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

D. 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: Parks and Recreation
Prepared By: Janet Pieper

Account Code: _____

Subject

Consider and act upon, approval of the Wylie ISD Council of PTAs Back the Future fundraiser event at Olde City Park on September 21, 2024.

Recommendation

Motion to approve the Item as presented.

Discussion

The Wylie Independent School District (WISD) Council of PTAs representative, Becky Welch, is requesting to host their annual event at Olde City Park. Their goal is to help raise funds for their organization and to bring the WISD and the City of Wylie community together. The organization plans to schedule food vendor trucks and sell t-shirts, tumblers, books, candles, wreaths, etc. during their event. Local PTAs will also sell memberships and spirit wear items. The event will also have local business vendor booths, carnival games, bounce houses/inflatables, live entertainment, and other activities.



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

Non-Profit Park Event Application

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

Submission of this Non-Profit Park Event Application is required for special public non-profit events, 5K/fun runs, fundraisers, events with food and/or merchandise vendors, and all events wherein items will be sold. This form is reviewed by staff for approval prior to the requested event and must be submitted a minimum of twelve weeks in advance, and no sooner than 6 months prior to the event date being requested.

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

- Priority use is given to City Events and private rentals;
- All fees have been paid;
- The event does not:
 - a. Conflict or compete with another approved non-City event, in consideration of event size, location, expected attendance, etc., as determined by staff;
 - b. Conflict or compete with City events and programs, as determined by staff (no car shows permitted 30 days prior to or 14 days after the City-sponsored Bluegrass on Ballard event);
 - c. Present an unreasonable danger to health or safety;
 - d. Cause loss or damage to City property;
 - e. Interfere with or place a burden on Public Safety services;
 - f. Interrupt the safe and orderly movement of pedestrians and vehicles.
- For events including food items, applicant provides documentation from the Collin County Environmental Services indicating whether or not a Food Service/Health permit is required for the event. This includes all food items: sold, free, food trucks, catering, homemade, prepackaged, etc.;
 - a. Please contact the Environmental Services Specialist at 972-548-5528 or 972-548-5585. The Collin County website is www.collincountytx.gov for further information.
 - b. If permit is required by Environmental Services, provide staff with a list of all planned food vendors and a copy of their current Collin County Food Service/Health permit, or intent to receive a Temporary/Short-Term Event Food Service/Health Permit.
- There will be adequate sanitation available in or adjacent to the event, in addition to the City facilities as deemed necessary, such as port-a-lets, wash stations, and other required health facilities.
- The event is not being conducted for unlawful or discriminatory purposes. The event is in adherence to all Parks and Recreation rules and City Ordinances.

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

Applicant Information

Name of Organization *

Wylie ISD Council of PTAs

Website**Are you a non profit? ***☒ Yes ☐ No**Please upload 501c3 Documents**

Copy of Tax Exempt Forms.pdf 70.19KB

Contact Information**Primary Contact Name ***

Becky Welch

Event Information**Event Name/Title ***

Back the Future

Event Type *

Fundraiser

Purpose of event *

The purpose of the event is to bring our Wylie ISD school district and City of Wylie community together.

Event Location *

Olde City Park

112 S Ballard Avenue

Proposed Event Date *

09/21/2024

Alternative Event Date *

09/21/2024

Start Time *

01:00:00 PM

☐ Include Setup**End Time ***

09:00:00 PM

☐ Include Cleanup**Do you plan to sell items of any kind?**

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

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

Vendors will sell various food and drink items, tshirts, tumblers, books, candles, wreaths, etc., Local ptas will sell memberships and spirit wear items.

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

In and Out food truck will be giving away 800 free meals to participants, Lalos Tacos, Kona Ice, SMOs Donuts, baked goods, Dippin Dots, Pizza

Who is providing the food?☐ Applicant☒ Food Vendor☐ Other

Anticipated number of Participating Vendors *

100

Anticipated Event Attendance *

1,000

Event Target Audience *

Wylie ISD families and community members

Event Details *

This is our annual community outreach event for our Wylie ISD families and community members. We will have local business vendor booths, all our local school ptas will set up booths and activities, carnival games, bounce houses and inflatables, live entertainment, food trucks and more. We will be set up in the entire park including the parking lot, pavilion, gazebo, Jackson Street and Ballard Street. We will have our Wylie ISD Superintendent and his admin team out at the event as well as some of our school groups including the HS football teams, band, cheerleaders, ROTC, etc.

Event Announcement and/or Flyers**Signature****Date ***

06/04/2024



Wylie City Council

AGENDA REPORT

Department: Planning
 Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a Preliminary Plat of Lot 1, Block A of Barwari Addition, creating one commercial lot on 0.4557 acres. Property located at 403 S. State Highway 78.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Gazy Barwari

APPLICANT: Burns Surveying

The applicant has submitted a Preliminary Plat to create Lot 1, Block A of Barwari Addition on 0.4557 acres. The property is located at 403 S. State Highway 78. The purpose of the Preliminary Plat is to create one lot for the redevelopment of an existing building for a minor automobile repair use.

The original structure was constructed in 1970 and was never platted. It had been used for a similar auto repair use until the mid-2000's, and has been a cabinet shop and a smoke shop since. The property was zoned with a Special Use Permit (SUP) in December 2023 to allow for the return of the minor automobile repair use, Ordinance No. 2023-54.

The final plat is also on the consent agenda.

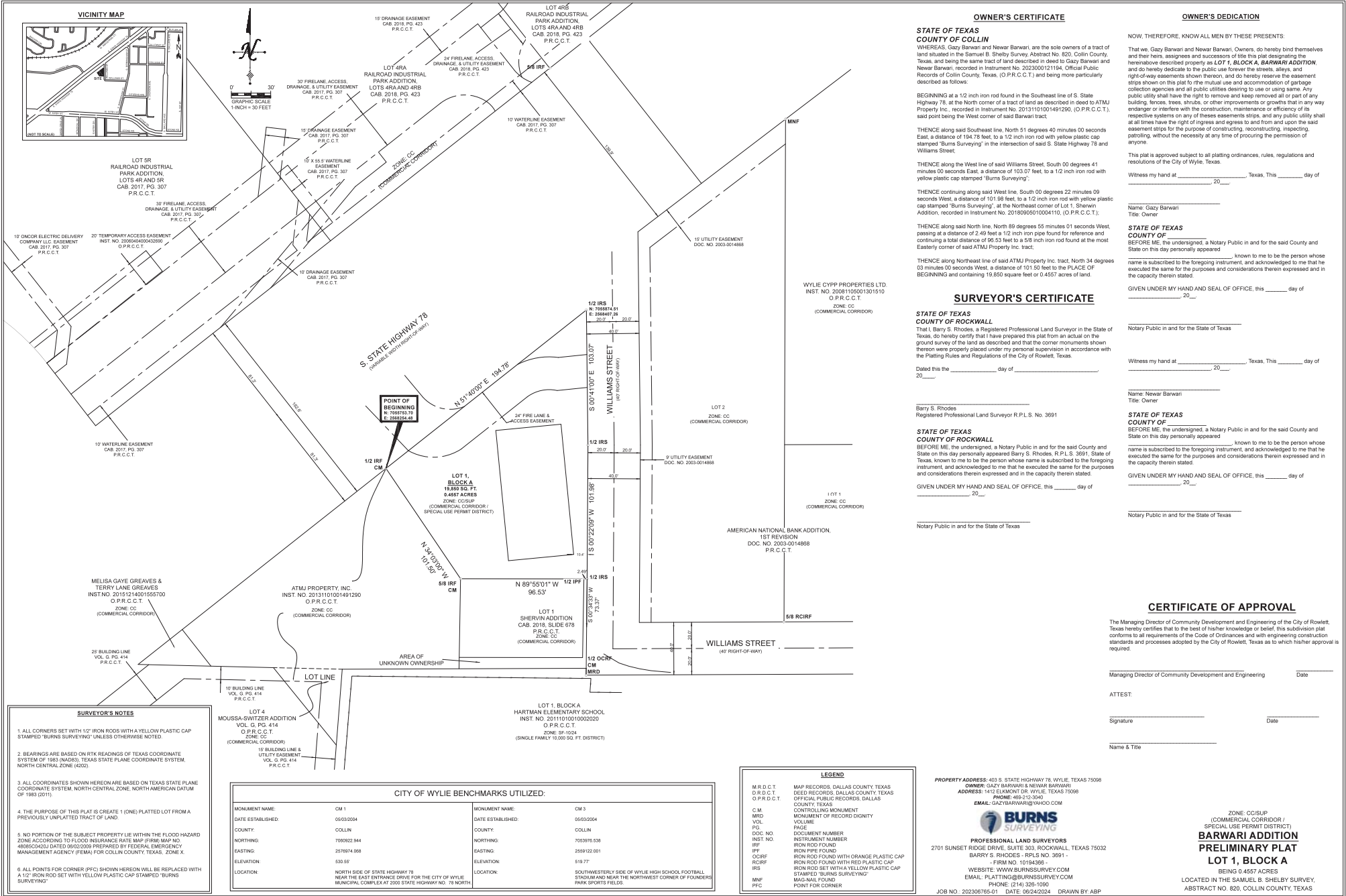
The Preliminary Plat document contains a fire lane and access easement that connects to State Highway 78 and Williams Street.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

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

P&Z Recommendation

The Commission voted 5-0 to recommend approval.





Wylie City Council

AGENDA REPORT

Department: Planning
 Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a Final Plat of Lot 1, Block A of Barwari Addition, establishing one commercial lot on 0.4557 acres. Property located at 403 S. State Highway 78.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Gazy Barwari

APPLICANT: Burns Surveying

The applicant has submitted a Final Plat to create Lot 1, Block A of Barwari Addition on 0.4557 acres. The property is located at 403 S. State Highway 78. The purpose of the Final Plat is to establish one lot for the redevelopment of an existing building for a minor automobile repair use.

The original structure was constructed in 1970 and was never platted. It had been used for a similar auto repair use until the mid-2000's, and has been a cabinet shop and a smoke shop since. The property was zoned with a Special Use Permit (SUP) in December 2023 to allow for the return of the minor automobile repair use, Ordinance No. 2023-54.

The Preliminary Plat is also on the consent agenda.

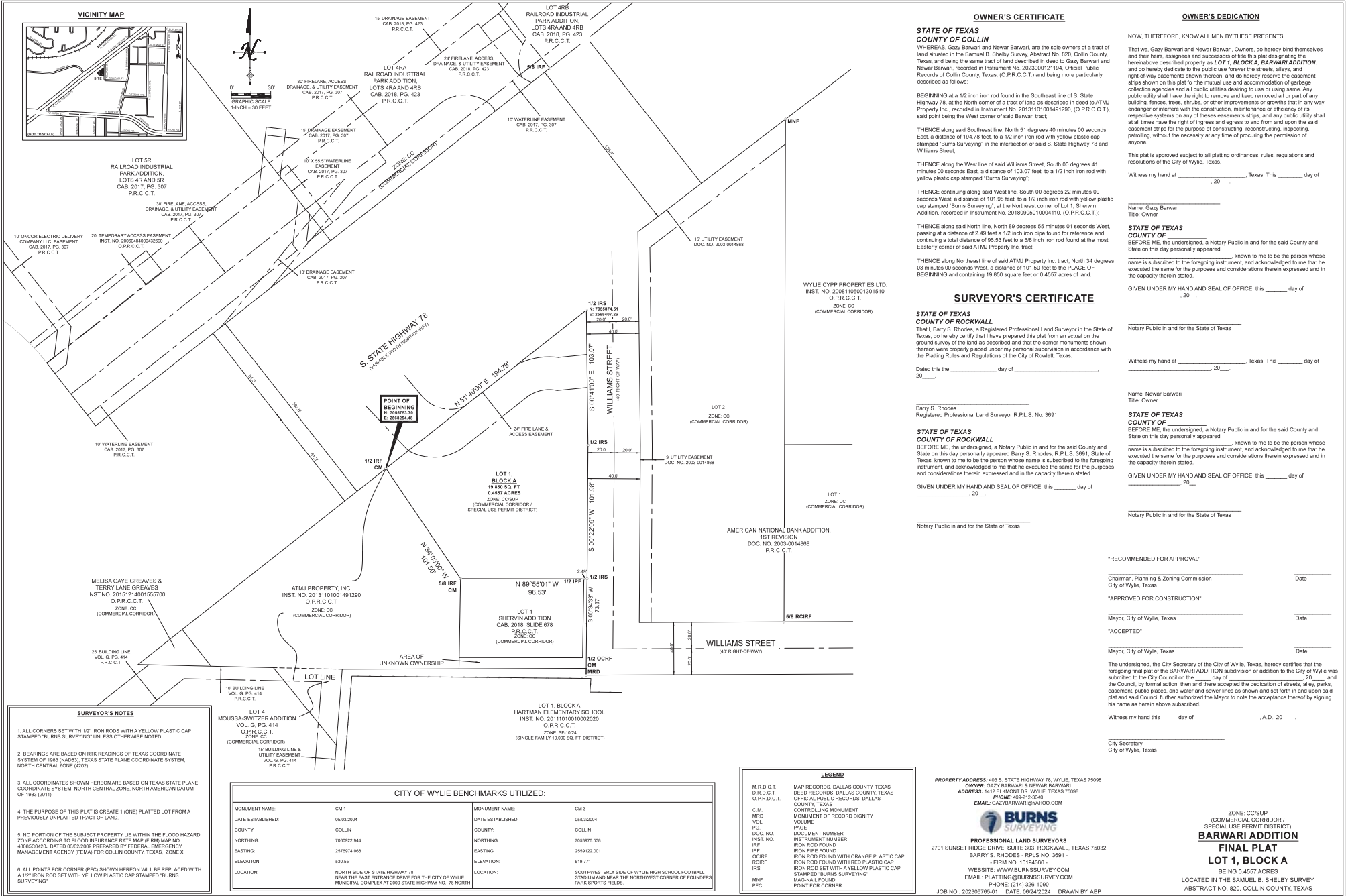
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The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

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

P&Z Recommendation

The Commission voted 5-0 to recommend approval.





Wylie City Council

AGENDA REPORT

Department: Planning

Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2024-21 releasing a portion of the City of Wylie's Extraterritorial Jurisdiction, consisting of two tracts of land totaling 6.20 acres located at 137 Hunter Glen Drive and 144 Wagon Wheel Lane.

Recommendation

Motion to approve the Item as presented.

Discussion

In the 88th regular session of the Texas Legislature in 2023, Senate Bill 2038 created the ability for property owners to petition a municipality to be released from that municipality's extraterritorial jurisdiction (ETJ). The law requires the petitioner supply certain information and the City Secretary to verify that info. Once the petition has been verified, the governing body (City Council) must act on the petition, and as long as all requirements are met as set forth in Sec 42.104 of the Texas Local Government Code, approve the release as required by Sec 42.105.

The City Secretary received a petition for the release of two unplatted lots, Tracts 45 and 47 of the Atkinson Clements Survey, totaling 6.2 acres in Dallas County. After reviewing and verifying the petition, City staff has prepared an Ordinance (attached) to release the property from the ETJ as requested by the applicant.

Staff recommends approval of the Ordinance.

ORDINANCE NO. 2024-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, RELEASING A PORTION OF THE CITY OF WYLIE'S EXTRATERRITORIAL JURISDICTION, CONSISTING OF TRACT 45 AND TRACT 47 IN THE ATKINSON CLEMENTS SURVEY TOTALING 6.20 ACRES, DALLAS COUNTY, TEXAS, AND CONTRACTING THE BOUNDARY LIMITS OF THE CITY OF WYLIE'S EXTRATERRITORIAL JURISDICTION ACCORDINGLY; PROVIDING A SAVINGS/ REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, Clinton and Kelly Brewer ("Landowner") are the sole owners of real property within that certain area of land consisting of 6.20± acres, being Tract 45 and Tract 47 located in the Atkinson Clements Survey, Dallas County, Texas; and

WHEREAS, the Landowner submitted a Petition to the City of Wylie, Texas ("Wylie"), requesting a release of the Property from Wylie's extraterritorial jurisdiction, a copy of which is attached hereto as Exhibit A; and

WHEREAS, the Landowner's Petition satisfies the requirements set forth in Texas Local Government Code Section 42.103; and

WHEREAS, the City Council has investigated and determined that it would be advantageous and beneficial to Wylie and its citizens and the Landowner to release the Property from Wylie's extraterritorial jurisdiction under the authority of Chapter 42 of the Texas Local Government Code, including Section 42.023 and Section 42.103 of the Texas Local Government Code, and the Wylie City Charter; and

WHEREAS, the City Council finds that Wylie has complied with all requirements for the consideration and adoption of this Ordinance pursuant to Chapter 42 of the Texas Local Government Code and the Wylie City Charter; and

WHEREAS, the City Council finds that all legal notices, hearings, procedures and other requirements for releasing the Property from Wylie's extraterritorial jurisdiction have been performed and completed in the manner and form required by law.

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

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

SECTION 2: Property Released from Extraterritorial Jurisdiction. The Property is hereby released from Wylie's extraterritorial jurisdiction, and the boundary limits of Wylie's extraterritorial jurisdiction are contracted accordingly. The City Manager and/or his designee shall take all necessary steps to amend the official map of Wylie to show that the Property is released and removed from Wylie's extraterritorial jurisdiction. No other release of or reduction in Wylie's extraterritorial jurisdiction is intended except as expressly set forth in this Ordinance. A certified copy of this Ordinance shall be filed in the County Clerk's Office of Dallas County, Texas.

SECTION 3: Savings/Repealing. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution

for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 4: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause and phrase thereof regardless of the fact that any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 5: Effective Date. This Ordinance shall become effective from and after its adoption.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS on this 23rd day of July, 2024.

Matthew Porter, Mayor

**ATTESTED TO AND
CORRECTLY RECORDED BY:**

Stephanie Storm, City Secretary

**Subsection 42.102(b), Texas local Government Code
Petition for ETJ Release**


TO THE MAYOR AND CITY COUNCIL OF THE CITY OF WYLIE, TEXAS:

The undersigned **Clinton W Brewer II & Kelly Brewer**, a Texas citizen (the "Petitioner(s)"), acting pursuant to the provisions of Subsection 42.102(b), Texas Local Government Code, petitions the City of Wylie, Texas (the "City") for the release of the property described and depicted on **Exhibit A** (the "Property"), a copy of which is attached hereto and incorporated herein, from the City's extraterritorial jurisdiction ("ETJ"). The Petitioner resides at **137 Hunters Glen, Wylie, Texas 75098-6235**. The Property is currently located within the City's ETJ, and is not located in an area described by Section 42.101, Texas Local Government Code; therefore, the Property is eligible for release from the City's ETJ pursuant to Section 42.102(b), Texas Local Government Code. The undersigned is the sole owner of the Property and holds title to the Property, as indicated by the tax rolls of the Dallas Central Appraisal District. Pursuant to Subsections 42.105(c) and (d), Texas Local Government Code, (a) the City shall immediately release the Property from the City's ETJ; and (b) if the City fails to take action to release the Property from the City's ETJ by the later of the 45th day after the date the City receives this Petition for ETJ Release or the next meeting of the City's governing body that occurs after the 30th day after the date the City receives this Petition for ETJ Release, the Property is released from the City's ETJ by operation of law.

SUBMITTED this **20th day of March, 2024**.

PETITIONER:

Clinton W Brewer II

Signature: 

Petitioner's Printed Name: **Clinton W. Brewer II**

Petitioner's Date of Birth: 


Petitioner's address of residence: **137 Hunters Glen, Wylie, Texas 75098-6235**

Petitioner's address listed on voter registration: **137 Hunters Glen, Wylie, Texas 75098-6235**

Petitioner's voter registration number: **1175633481**

PETITIONER:

Kelly Brewer

Signature: 

Petitioner's Printed Name: **Kelly Brewer**

Petitioner's Date of Birth: 

Petitioner's address of residence: **137 Hunters Glen, Wylie, Texas 75098-6235**

Petitioner's address listed on voter registration: **137 Hunters Glen, Wylie, Texas 75098-6235**

Petitioner's voter registration number: **1041196400**

Date of Execution: July 1, 2024

THE STATE OF TEXAS

§

COUNTY OF DALLAS

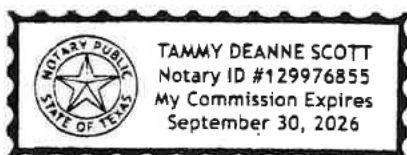
§

§

This instrument was acknowledged before me on July 1, 2024, by **Clinton & Kelly Brewer, the owners of 137 Hunters Glen Dr & 144 Wagons Wheel Ln, Wylie, Texas 75098-6235**, in the capacity as owner.

(NOTARY SEAL)


Notary Public in and for the State of Texas



0300.018\888757.1

EXHIBIT A
DESCRIPTION AND DEPICTION OF THE PROPERTY
(INCLUDES DEED, SURVEY AND TAX INFORMATION)

137 Hunters Glen Dr.
Wylie, Texas 75098-6235

Dallas Central Appraisal District Residential
Account #65025577510470000
Account #650255775104700HS

144 Wagon Wheel Ln.
Wylie, Texas 75098-6235

Dallas Central Appraisal District Residential
Account #65025577510450000

[illegible][illegible]

Extracted into 21st day of November, 2018

Registered Professional Land Surveyor No. 4604

[illegible]

ELECTRONICALLY RECORDED 201700076423
03/17/2017 10:44:17 AM DEED 1/5

Allegiance Title GF #1768525-ALPL

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

General Warranty Deed

Date: March 6, 2017

Grantor: Billy Don Reddy

Grantor's Mailing Address: 135 Hunters Glen, Wylie, Texas 75098

Grantee: Clinton Brewer and Kelly Brewer, husband and wife

Grantee's Mailing Address: 3303 N. Spring Drive, Richardson, Texas 75082

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

See Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2017 and subsequent years, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Allegiance Title GF #1768525-ALPL

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

General Warranty Deed

Date: March 6, 2017

Grantor: Billy Don Reddy

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Grantee: Clinton Brewer and Kelly Brewer, husband and wife

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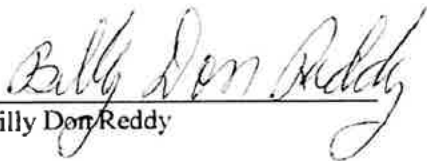
See Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2017 and subsequent years, which Grantee assumes and agrees to pay.

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When the context requires, singular nouns and pronouns include the plural.

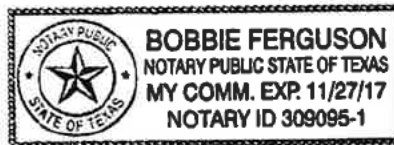

Billy Don Reddy

STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before me on March 6, 2017, by Billy Don Reddy.

(Notary Seal)


Notary Public, State of Texas



Prepared by:
Dawn Enoch Moore, P.C.
8111 Preston Road, #300
Dallas, Texas 75225
214/635-3700

After recording return to:
Clinton Brewer
3303 N. Spring Drive
Richardson, TX 75082

EXHIBIT "A"**TRACT 1: (Fee Simple)**

Being a tract of land situated in the A. Clements Survey, Abstract No. 255, in Dallas County, Texas, same being all that tract of land conveyed to Billy Don Reddy, a single man, by deed recorded in Volume 82098, Page 2769, Real Property Records, Dallas County, Texas, and the remainder of that certain tract conveyed to Billy Don Reddy recorded in Volume 81002, Page 1805, Deed Records, Dallas County Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the South corner of that tract of land conveyed to William Richard Coleman, Sr. and Cathy Bateman Coleman, by deed recorded in Volume 87182, Page 2101, Deed Records of Dallas County, Texas and being the North corner of a tract of land conveyed to Floyd L. Phipps and Janet C. Delong, by deed recorded in Volume 81217, Page 1026, Deed Records, Dallas County, Texas;

THENCE South 47 degrees 24 minutes 13 seconds West, along the Northwest line of said Phipps/Delong tract, a distance of 311.36 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "CBG Surveying" for corner, said corner being the East corner of a tract of land conveyed to Billy Don Reddy and wife, Catherine Terry Reddy, by deed recorded in Volume 82088, Page 2624, Deed Records, Dallas County, Texas;

THENCE North 59 degrees 08 minutes 45 seconds West, along the North line of said Reddy tract (Vol. 82088, Pg. 2624), a distance of 221.94 feet to 1/2 inch iron rod set with a yellow plastic cap stamped "CBG Surveying" for corner;

THENCE North 47 degrees 59 minutes 47 seconds West, along the Northeast line of said Reddy tract (Vol. 82088, Pg. 2624), a distance of 432.96 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Reddy tract (Vol. 82088, Pg. 2624), and lying in the Southeast line of Hunters Glen Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 85185, Page 1473, Map Records, Dallas County, Texas;

THENCE North 45 degrees 49 minutes 00 seconds East, along the Southeast line of said Hunters Glen Addition, a distance of 170.71 feet to a point for corner, said corner being the East corner of said Hunters Glen Addition and being the South corner of a tract of land conveyed to Fred Daugherty, by deed recorded in Instrument No. 20080294734, Real Property Records, Dallas County, Texas;

THENCE North 45 degrees 16 minutes 36 seconds East, along the Southeast line of said Daugherty tract, a distance of 262.10 feet to a 1/2 inch iron rod found for corner;

THENCE South 69 degrees 15 minutes 43 seconds East, along the South line of said Daugherty tract, a distance of 91.07 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Daugherty and lying in the Northwest line of a tract of land

conveyed to Woodrow D. Breedlove and Katherine Breedlove, by deed recorded in Volume 79232, Page 2167, Deed Records, Dallas County, Texas, being the beginning of a non-tangent curve to the right, with a radius of 753.51 feet, a delta angle of 03 degrees 38 minutes 34 seconds, a chord bearing of South 09 degrees 10 minutes 58 seconds West, and a chord length of 47.90 feet;

THENCE along said curve to the right, along the Northwest line of said Breedlove tract, an arc length of 47.91 feet to a 1/2 iron rod found for corner;

THENCE South 69 degrees 50 minutes 52 seconds East, along the South line of said Breedlove tract, a distance of 247.98 feet to a 1/2 inch iron rod found for corner, said corner lying in the approximate centerline of Wagon Wheel Lane (Public right-of-way) and being the North corner of said Coleman tract; being the beginning of a non-tangent curve to the right, with a radius of 620.00 feet, a delta angle of 13 degrees 56 minutes 46 seconds, a chord bearing of South 26 degrees 27 minutes 09 seconds West, and a chord length of 150.54 feet;

THENCE along said curve to the right, along the Northwest line of said Coleman tract, an arc length of 150.91 feet to a 3/8 iron rod found for corner;

THENCE South 43 degrees 56 minutes 43 seconds East, along the Southwest line of said Coleman tract, a distance of 273.05 feet to the POINT OF BEGINNING and containing 270,151 square feet or 6.20 acres of land.

TRACT 2: (Easement)

Easement estate created and described in Easement executed by Billy Don Reddy and wife, Catherine Terry Reddy filed February 24, 1988, recorded in Volume 88037, Page 2572, Real Property Records, Dallas County, Texas, over the following described property:

Being a tract of land situated in the A. CLEMENTS SURVEY, Abstract No. 255, in Dallas County, Texas, same being part of that 5.0 acre tract of land conveyed to Billy Don Reddy, a single man, by deed recorded in Volume 82088, Page 2624, Real Property Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner lying in the South line of Hunters Glen Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 85185, Page 1473, Map Records, Dallas County, Texas and and being the North corner of said Reddy 5.0 acre tract and being the West corner of a tract of land conveyed to Billy Don Reddy, a single man, by deed recorded in Volume 82098, Page 2769, Deed Records, Dallas County, Texas;

THENCE South 47 degrees 59 minutes 47 seconds East, along the East line of said Reddy 5.0 acre tract, a distance of 40.09 feet to a point for corner;

THENCE South 45 degrees 49 minutes 00 seconds West a distance of 60.34 feet to a point for corner;

THENCE North 46 degrees 37 minutes 59 seconds West a distance of 40.04 feet to a point

for corner in the North line of said Reddy 5.0 acre tract;

THENCE North 45 degrees 49 minutes 00 seconds East, along the North line of said Reddy 5.0 acre tract, a distance of 59.39 feet to the POINT OF BEGINNING and containing 2,394.5 square feet or 0.05 acres of land.

TRACT 3: (Easement)

Easement estate dedicated by Tommy J. Roan and C.M. Barrow on the Plat of Hunters Glen Addition, an addition to Dallas County, Texas, as shown on the Plat thereof recorded in Volume 85182, Page 1473, Map Records, Dallas County, Texas; and additionally described in Easement granted by Tommy Roan and C.M. Barrow filed October 7, 1987, recorded in Volume 87194, Page 857, Real Property Records, Dallas County, Texas, over the following described property:

Being a 40 foot drainage, utility and access easement, 20 feet in width along the southwest line of Lot 9 and 20 feet in width along the northeast line of Lot 10 of HUNTERS GLEN ADDITION, an addition situated in the A. Clements Survey, Abstract No. 235, in Dallas County, Texas.

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
03/17/2017 10:44:17 AM
\$42.00
201700076423





**DALLAS CENTRAL APPRAISAL DISTRICT
NOTICE OF APPRAISED VALUE - RESIDENTIAL
TAX YEAR 2023**

www.dallascad.org (214) 905-9402

Mailing Address:
Residential Division
PO Box 560348
Dallas, TX 75356-0348

Account Number: 650255775104700HS

Ownership:

BREWER CLINTON & KELLY
137 HUNTERS GLEN DR
WYLIE, TX 75098-6235

Property Address:
137 HUNTERS GLEN DR

Legal Description:
ATKINSON CLEMENTS ABST 255 PG 775
TR 47 ACS 1.000
SEE 65025577510470000 FOR REM ACS

Dear Property Owner:

This letter is your official notice of the **2023** proposed property tax appraisal for the account listed above. The Dallas Central Appraisal District (DCAD) appraises all of the property in Dallas County for property tax purposes. State law requires that appraisal districts appraise all taxable property at its fair market value. Your county, city, school district and other local governments use the appraisal in calculating your property taxes. Property taxes support critical services such as schools, police and fire protection, street maintenance and many others.

As of January 1, 2023, the DCAD appraised your real property at:

2023 Market Value:	\$598,960
2023 Appraised Value:	\$598,960

Your current year exemptions are: **Homestead**

The Texas legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials and all of those inquiries should be directed to those officials.

The governing body of each taxing jurisdiction decides whether or not taxes on your property will increase. The DCAD only determines the value of the property in accordance with the Texas Constitution and Statutes.

The fifth previous year value is not available.

To **PROTEST** the proposed 2023 value or other issues, you must file a protest with the Appraisal Review Board (ARB) by using the **uFile Online Protest System (preferred method)** or by submitting a written protest (form enclosed).

If you agree with the proposed value, no further action is required.

Deadline for filing a protest: May 22, 2023 or 30 Days From Appraisal Notice Post Mark Date.

Location of ARB hearings: 2949 N. Stemmons Fwy, Dallas, TX 75247

ARB hearings will begin: After May 15

ARB deliberations will end: By July 20

More information about your appraisal and the protest process is on the back of this notice and on the inserts enclosed.

Homestead "Capped" Limitation: The Texas Constitution provides that property with a homestead exemption may not be increased in value more than 10% per year, excluding any new improvements made. This provision takes effect the first year following the year the owner qualified for a homestead. Because of this constitutional limitation, if you received a homestead exemption on this property in the previous year, it will be "capped" at the appropriate limit.

DALLAS CENTRAL APPRAISAL DISTRICT
 NOTICE OF APPRAISED VALUE - RESIDENTIAL
 Tax Year 2023
 www.dallascad.org

Owner Name: BREWER CLINTON & KELLY
 Account Number: 650265775104700HS
 Property Address: 137 HUNTERS GLEN DR

CURRENT YEAR 2023	County and School Equalization	City	School	Hospital	College	Special District	Canceled/ Reduced Exemption
Jurisdictions	Dallas County		Garland ISD	Parkland Hospital	Dallas College		
Market Value - Land	\$ 95,000		\$ 95,000	\$ 95,000	\$ 95,000		
Market Value - Structure(s)	\$ 503,960		\$ 503,960	\$ 503,960	\$ 503,960		
Market Value	\$ 598,960		\$ 598,960	\$ 598,960	\$ 598,960		
Less Deductions							
Homestead Capped Limitation							
Ag-use Value							
Absolute Exemption							
Appraised Value	\$ 598,960		\$ 598,960	\$ 598,960	\$ 598,960		
Less Exemption Amount							
Homestead	\$ 119,792		\$ 40,000	\$ 119,792	\$ 119,792		
Exemption Amount Subtotal	\$ 119,792		\$ 40,000	\$ 119,792	\$ 119,792		
Estimated Taxable Value	\$ 479,168		\$ 558,960	\$ 479,168	\$ 479,168		

PRIOR YEAR 2022	County and School Equalization	City	School	Hospital	College	Special District
Jurisdictions	Dallas County		Garland ISD	Parkland Hospital	Dallas College	
Market Value - Land	\$ 95,000		\$ 95,000	\$ 95,000	\$ 95,000	
Market Value - Structure(s)	\$ 503,960		\$ 503,960	\$ 503,960	\$ 503,960	
Market Value	\$ 598,960		\$ 598,960	\$ 598,960	\$ 598,960	
Less Deductions						
Homestead Capped Limitation						
Ag-use Value						
Absolute Exemption						
Appraised Value	\$ 598,960		\$ 598,960	\$ 598,960	\$ 598,960	
Less Exemption Amount						
Homestead	\$ 119,792		\$ 40,000	\$ 119,792	\$ 119,792	
Exemption Amount Subtotal	\$ 119,792		\$ 40,000	\$ 119,792	\$ 119,792	
Estimated Taxable Value	\$ 479,168		\$ 558,960	\$ 479,168	\$ 479,168	

Tax Ceiling: If you received the Age 65 or Older or the Disabled Person homestead exemption, your school, county, and certain city taxes for this year will not be any higher than they were for the year in which you first received the exemption, unless you have made new improvements to your home. If you improved your property by remodeling or adding an addition, your school, county, and certain city taxes may increase for new improvements. If you are the surviving spouse of a person who was age 65 or older or disabled at death and you were age 55 or older at the time of death, you may retain the school, county, and certain city tax ceilings.

Beginning August 7th, visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes. [HB 2723]



**DALLAS CENTRAL APPRAISAL DISTRICT
NOTICE OF APPRAISED VALUE - COMMERCIAL
TAX YEAR 2023**

Mailing Address:
Commercial Division
PO Box 560448
Dallas, TX 75356-0448

www.dallascad.org (214) 905-9406



Account Number: 65025577510470000

Ownership:

BREWER CLINTON & KELLY
137 HUNTERS GLEN DR
WYLIE, TX 75098-6235

Property Address:
137 HUNTERS GLEN DR

Legal Description:
ATKINSON CLEMENTS ABST 255 PG 775
TR 47 ACS 3.128
SEE 650255775104700HS FOR REM ACS

Dear Property Owner:

This letter is your official notice of the **2023** proposed property tax appraisal for the account listed above. The Dallas Central Appraisal District (DCAD) appraises all of the property in Dallas County for property tax purposes. State law requires that appraisal districts appraise all taxable property at its fair market value. Your county, city, school district and other local governments use the appraisal in calculating your property taxes. Property taxes support critical services such as schools, police and fire protection, street maintenance and many others.

As of January 1, 2023, the DCAD appraised your real property at:

2023 Market Value:	\$297,160
2023 Appraised Ag-Use Value:	\$250

Your current year exemptions are: **No Exemptions**

The Texas legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials and all of those inquiries should be directed to those officials.

The governing body of each taxing jurisdiction decides whether or not taxes on your property will increase. The DCAD only determines the value of the property in accordance with the Texas Constitution and Statutes.

The percentage difference between the 2018 appraised value of \$131,830 and the proposed 2023 appraised value is a decrease of 99.81% over a 5-year period.

To **PROTEST** the proposed 2023 value or other issues, you must file a protest with the Appraisal Review Board (ARB) by using the **uFile Online Protest System (preferred method)** or by submitting a written protest (form enclosed).

If you agree with the proposed value, no further action is required.

Deadline for filing a protest: June 26, 2023 or 30 Days From Appraisal Notice Post Mark Date.

Location of ARB hearings: 2949 N. Stemmons Fwy, Dallas, TX 75247

ARB hearings will begin: After May 15

ARB deliberations will end: By July 20

More information about your appraisal and the protest process is on the back of this notice and on the inserts enclosed.

Homestead "Capped" Limitation: The Texas Constitution provides that property with a homestead exemption may not be increased in value more than 10% per year, excluding any new improvements made. This provision takes effect the first year following the year the owner qualified for a homestead. Because of this constitutional limitation, if you received a homestead exemption on this property in the previous year, it will be "**capped**" at the appropriate limit.

DALLAS CENTRAL APPRAISAL DISTRICT
 NOTICE OF APPRAISED VALUE - COMMERCIAL
 Tax Year 2023
www.dallascad.org

Owner Name: BREWER CLINTON & KELLY
 Account Number: 65025577510470000
 Property Address: 137 HUNTERS GLEN DR

CURRENT YEAR 2023	County and School Equalization	City	School	Hospital	College	Special District	Canceled/ Reduced Exemption
Jurisdictions	Dallas County		Garland ISD	Parkland Hospital	Dallas College		
Market Value - Land	\$ 297,160		\$ 297,160	\$ 297,160	\$ 297,160		
Market Value - Structure(s)	\$ 0		\$ 0	\$ 0	\$ 0		
Market Value	\$ 297,160		\$ 297,160	\$ 297,160	\$ 297,160		
Less Deductions							
Homestead Capped Limitation							
Ag-use Value	\$ 296,910		\$ 296,910	\$ 296,910	\$ 296,910		
Absolute Exemption							
Appraised Value	\$ 250		\$ 250	\$ 250	\$ 250		
Exemption Amount Subtotal							
Estimated Taxable Value	\$ 250		\$ 250	\$ 250	\$ 250		

PRIOR YEAR 2022	County and School Equalization	City	School	Hospital	College	Special District
Jurisdictions	Dallas County		Garland ISD	Parkland Hospital	Dallas College	
Market Value - Land	\$ 297,160		\$ 297,160	\$ 297,160	\$ 297,160	
Market Value - Structure(s)	\$ 0		\$ 0	\$ 0	\$ 0	
Market Value	\$ 297,160		\$ 297,160	\$ 297,160	\$ 297,160	
Less Deductions						
Homestead Capped Limitation						
Ag-use Value	\$ 296,910		\$ 296,910	\$ 296,910	\$ 296,910	
Absolute Exemption						
Appraised Value	\$ 250		\$ 250	\$ 250	\$ 250	
Exemption Amount Subtotal						
Estimated Taxable Value	\$ 250		\$ 250	\$ 250	\$ 250	

Tax Ceiling: If you received the Age 65 or Older or the Disabled Person homestead exemption, your school, county, and certain city taxes for this year will not be any higher than they were for the year in which you first received the exemption, unless you have made new improvements to your home. If you improved your property by remodeling or adding an addition, your school, county, and certain city taxes may increase for new improvements. If you are the surviving spouse of a person who was age 65 or older or disabled at death and you were age 55 or older at the time of death, you may retain the school, county, and certain city tax ceilings.

Beginning August 7th, visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes. [HB 2723]



**DALLAS CENTRAL APPRAISAL DISTRICT
NOTICE OF APPRAISED VALUE - COMMERCIAL
TAX YEAR 2023**

Mailing Address:
Commercial Division
PO Box 560448
Dallas, TX 75356-0448

www.dallascad.org (214) 905-9406



Account Number: 65025577510450000

Ownership:

BREWER CLINTON & KELLY
137 HUNTERS GLEN DR
WYLIE, TX 75098-6235

Property Address:
144 WAGON WHEEL LN

Legal Description:
ATKINSON CLEMENTS ABST 255 PG 775
TR 45 ACS 2.057

Dear Property Owner:

This letter is your official notice of the **2023** proposed property tax appraisal for the account listed above. The Dallas Central Appraisal District (DCAD) appraises all of the property in Dallas County for property tax purposes. State law requires that appraisal districts appraise all taxable property at its fair market value. Your county, city, school district and other local governments use the appraisal in calculating your property taxes. Property taxes support critical services such as schools, police and fire protection, street maintenance and many others.

As of January 1, 2023, the DCAD appraised your real property at:

2023 Market Value:	\$51,430
2023 Appraised Ag-Use Value:	\$164

Your current year exemptions are: **No Exemptions**

The Texas legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials and all of those inquiries should be directed to those officials.

The governing body of each taxing jurisdiction decides whether or not taxes on your property will increase. The DCAD only determines the value of the property in accordance with the Texas Constitution and Statutes.

The percentage difference between the 2018 appraised value of \$109,480 and the proposed 2023 appraised value is a decrease of 99.85% over a 5-year period.

To **PROTEST** the proposed 2023 value or other issues, you must file a protest with the Appraisal Review Board (ARB) by using the **uFile Online Protest System (preferred method)** or by submitting a written protest (form enclosed).

If you agree with the proposed value, no further action is required.

Deadline for filing a protest: June 26, 2023 or 30 Days From Appraisal Notice Post Mark Date.

Location of ARB hearings: 2949 N. Stemmons Fwy, Dallas, TX 75247

ARB hearings will begin: After May 15

ARB deliberations will end: By July 20

More information about your appraisal and the protest process is on the back of this notice and on the inserts enclosed.

Homestead "Capped" Limitation: The Texas Constitution provides that property with a homestead exemption may not be increased in value more than 10% per year, excluding any new improvements made. This provision takes effect the first year following the year the owner qualified for a homestead. Because of this constitutional limitation, if you received a homestead exemption on this property in the previous year, it will be "**capped**" at the appropriate limit.

DALLAS CENTRAL APPRAISAL DISTRICT
 NOTICE OF APPRAISED VALUE - COMMERCIAL
 Tax Year 2023
 www.dallascad.org

Owner Name: BREWER CLINTON & KELLY
 Account Number: 65025677510450000
 Property Address: 144 WAGON WHEEL LN

CURRENT YEAR 2023	County and School Equalization	City	School	Hospital	College	Special District	Canceled/Reduced Exemption
Jurisdictions	Dallas County		Garland ISD	Parkland Hospital	Dallas College		
Market Value - Land	\$ 51,430		\$ 51,430	\$ 51,430	\$ 51,430		
Market Value - Structure(s)	\$ 0		\$ 0	\$ 0	\$ 0		
Market Value	\$ 51,430		\$ 51,430	\$ 51,430	\$ 51,430		
Less Deductions							
Homestead Capped Limitation							
Ag-use Value	\$ 51,266		\$ 51,266	\$ 51,266	\$ 51,266		
Absolute Exemption							
Appraised Value	\$ 164		\$ 164	\$ 164	\$ 164		
Exemption Amount Subtotal							
Estimated Taxable Value	\$ 164		\$ 164	\$ 164	\$ 164		

PRIOR YEAR 2022	County and School Equalization	City	School	Hospital	College	Special District
Jurisdictions	Dallas County		Garland ISD	Parkland Hospital	Dallas College	
Market Value - Land	\$ 51,430		\$ 51,430	\$ 51,430	\$ 51,430	
Market Value - Structure(s)	\$ 0		\$ 0	\$ 0	\$ 0	
Market Value	\$ 51,430		\$ 51,430	\$ 51,430	\$ 51,430	
Less Deductions						
Homestead Capped Limitation						
Ag-use Value	\$ 51,266		\$ 51,266	\$ 51,266	\$ 51,266	
Absolute Exemption						
Appraised Value	\$ 164		\$ 164	\$ 164	\$ 164	
Exemption Amount Subtotal						
Estimated Taxable Value	\$ 164		\$ 164	\$ 164	\$ 164	

Tax Ceiling: If you received the Age 65 or Older or the Disabled Person homestead exemption, your school, county, and certain city taxes for this year will not be any higher than they were for the year in which you first received the exemption, unless you have made new improvements to your home. If you improved your property by remodeling or adding an addition, your school, county, and certain city taxes may increase for new improvements. If you are the surviving spouse of a person who was age 65 or older or disabled at death and you were age 55 or older at the time of death, you may retain the school, county, and certain city tax ceilings.

Beginning August 7th, visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes. [HB 2723]



Wylie City Council

AGENDA REPORT

Department: Planning
 Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a request to renovate an existing commercial structure, located at 110 East Oak Street, within the Downtown Historic District.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: BBHS Holdings, LLC.

APPLICANT: Blake Herpeche

The Owner/Applicant proposes to make renovations to the exterior facade as well as interior changes to accommodate a hair salon on the subject property.

The following renovations to the facade are proposed:

1. Remove and replace the existing small window on the west end of the building with an aluminum frame glass window.
2. Remove and replace the existing single door with an aluminum frame glass door.
3. Remove and replace existing double doors with aluminum frame double doors.
4. Remove and replace the existing garage overhang door with a six-pane glass window.
5. Add a hanging sign in accordance with Section 6.3.E.6.f of the Zoning Ordinance.

According to available records, the property was originally developed in 1910; however, it appears that the current structure was built sometime later as the brickwork is at least mid-twentieth century if not newer. Until 2021 the property was owned by Ladylike, LLC., a company with some historic significance to Wylie.

Currently, the building does not have pediments along the top of the facade, palistares on the facade, nor decorative or architectural detailing on the windows as the structure was built before the DTH Ordinance was adopted. The remodel is not proposing to add these features.

HRC Recommendation

The Commission voted 4-0 to recommend approval.



1. Remove and replace the existing small window with an aluminum frame and glass window.
2. Remove and replace the existing single door with an aluminum frame glass door.
3. Remove and replace existing double doors with aluminum frame double doors.
4. Remove and replace the existing garage overhang door with a six pane glass window.
5. Add a hanging sign in accordance with Section 6.3.E.6.f of the Zoning Ordinance

APPLICATION FOR HISTORIC REVIEW

Date: 03/14/2024

NOTICE TO APPLICANT

1. Completed applications and drawings must be in the Planning and Engineering Office no later than 10 days before the meeting. (Regular meetings are held on the 4th Thursday at 6:00 p.m. in the City Hall Council Chambers, or Special Called Meetings as needed.)
2. It is imperative that you complete this application in its entirety. Incomplete applications will be returned and could delay the commencement of your project.
3. The presence of the applicant or his/her agent as designated herein is necessary at the Historic Review Commission Meeting.

APPLICANT INFORMATION

Name: Blake Herpeche Phone: 972-655-6138
 Mailing Address: 307 N Jackson Ave
 Email: ~~blake.herpeche@collinscad.com~~ Fax: _____

PROPERTY OWNER INFORMATION

Name: Blake Herpeche Phone: 972-655-6138
 Mailing Address: 307 N Jackson Ave
 Email: ~~blake.herpeche@collinscad.com~~ Fax: _____

PROJECT INFORMATION

Name of Business (if applicable): Lo & Be Salon
 Current or intended use of the building: Salon - hair only
 Address of Project: 110 e Oak Street

(The below information (Lot, Block, Subdivision, and Frontage) can be obtained on the County Appraisal District's website by entering the physical address of the property: <http://collinscad.org> or <http://dallascad.org> or <http://rockwallcad.com>. If you do not have access to the Internet or cannot locate this information on the website, contact the Planning Department at (972)516-6320 for assistance.

Lot 7A 7B Block 18 Subdivision Railroad Current Zoning Commercial-Res

Which District is the property located within?

- ☒ Downtown Historic District
☒ South Ballard Overlay District
☐ Other _____

SCOPE OF WORK

Remodeling/Renovating

Provide a detailed description of the nature of the proposed alterations and /or repairs (attach additional sheets if necessary):

Interior and exterior remodeling. Plans attached

Are you painting an exterior feature?

☒ Yes ☐ No

If Yes:

	Describe Feature	Color Name		Sample Attached
Example	Brick and door frames	White (no. 7665)	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No
	Brick, exterior	White or black from the historic palette	<input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No
			<input type="checkbox"/>	Yes <input type="checkbox"/> No
			<input type="checkbox"/>	Yes <input type="checkbox"/> No

Are you replacing an exterior feature?

☒ Yes ☐ No

If Yes:

	Describe Feature	Current Material	Proposed Material	Sample Attached
Example	Window Frame	Wood	Vinyl	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Gutters	Copper look	Painted black	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No

New Construction

Are you replacing an existing structure?

☐ Yes ☒ No

If Yes, complete "Demolition" below

Demolition

Describe the condition of the existing structure:

What is the estimated cost of restoration or repair of the existing Structure? 100 - 150k

Explain why the property is being demolished as opposed to restored or renovated for adaptive reuse:

What do you plan to do to mitigate the loss of the landmark structure?

Sign

Type of Sign:

☒

Attached Sign

☐

Pole Sign

☐

Temporary Sign

☐

Banner

☐

Monument Sign

☐

Other _____

Sign Dimensions: TBD

Total Square Footage 2100

Will the sign be connected to electricity or lit in any way?

☐

Yes

☒ No

If Yes, what is the method of lighting? _____

Will this sign project over a public sidewalk?

☒

Yes

☐ No

If Yes, what is the distance from the sidewalk to the bottom of the sign? 14 feet

Have you submitted an application for a Sign Permit to Building Inspections?

☐

Yes

☒ No

Fence

What is the proposed material and style of fence you intend to install?

What is the proposed height of the fence? _____

Are you replacing an existing fence?

☐

Yes

☐

No

If Yes, what is the current fence material? _____

Have you submitted an application for a Fence Permit to Building Inspections?

☐

Yes

☐

No

Provide a detailed description of the nature of the proposed project (attach additional sheets if necessary):

Remove garage door, replace with exterior windows.
Consideration needs to be given to the current windows.
Keep them or replace? HRC to weigh in on this decision.

REQUIRED ATTACHMENTS:

- Current photographs of the property
- If available, historic photographs of the property
- Site Plan indicating the following:
 - Dimensions of the lot on which the building will be located, including setbacks (check official plat records and Zoning Ordinance)
 - Location and width of all easements (check official plat records)
 - Location and dimensions of all existing and proposed buildings, parking areas, and existing signs (if any)
 - Architect's rendering or elevations of proposed construction
- Sample board of materials and colors to be used
- Site Plan Fee \$350.00 - Check/Card/Cash (Check made payable to City of Wylie)

Intended start and finish dates:

Start: 5/1/2024

Finish: 9/1/2024

I have carefully read the complete application and know the same is true and correct. I understand the ordinances governing the activity described in this application, and I agree to comply with all provisions of the City ordinances, State laws, and all property restrictions, whether herein specified or not.

X


(Owner or Authorized Agent Signature)

RETURN TO:

City of Wylie
Planning Department
300 Country Club Road, Building 100
Wylie, Texas 75098
(972) 516-6320



Wylie City Council

AGENDA REPORT

Department: Animal Services

Prepared By: Christopher Rodriguez

Account Code: 100-5251-58910

Subject

Consider, and act upon, the approval of a Job Order Contract with SDB Contracting, Inc. for renovations to the City's Animal Shelter in an estimated amount of \$744,667.24, through a cooperative purchasing agreement with Buyboard, and authorizing the City Manager to execute any necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

This agreement will provide renovations for the City's Animal Shelter, located at 949 Hensley Lane. As the City has grown, the need for added space to provide quality services to Wylie citizens and their animals is imperative.

The renovation for the facility in its entirety will take 90 days, and be broken into two (2) phases:

- Phase 1 will focus on the office areas and will take approximately eight (8) weeks.
- Phase 2 will focus on the animal areas and will take approximately four (4) weeks.

The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 791 of the Texas Government Code and Section 271 Subchapter F of the Local Government Code.

(Buyboard Contract No. 728-19 / City of Wylie Contract No. W2024-62-I)



Wylie City Council

AGENDA REPORT

Department: Public Works

Prepared By: Christopher Rodriguez

Account Code: 100-5411-56040

Subject

Consider, and act upon, the approval of a three (3) year service agreement for Pavement Analysis and Related Services with Fugro USA Land, Inc. in an estimated year one amount of \$98,010, through a cooperative purchasing contract with Texas SHARE (NCTCOG), and authorizing the City Manager to execute any necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

This agreement will provide Pavement Analysis and Related Services with Fugro USA Land, Inc. ("Fugro") for the Public Works Department. Approval of this purchase will establish a three (3) year agreement in the estimated total amount of \$267,635.00. The total sum will be divided into three payments as follows:

- Year one: \$98,010.00
- Year two: \$74,405.00
- Year three: \$95,220.00

Maintaining valuable assets, such as roadway infrastructure, has never been more critical and complex due to budget constraints and the growing usage of the infrastructure system. The City is partnering with Fugro USA Land, Inc. to (1) perform data collection and analysis of the roadways, (2) develop network level maintenance and rehabilitation plans, and (3) perform asset data extraction for sidewalks and curb gutters.

Fugro provides services for all aspects of pavement management and evaluation, planning and oversight, developing maintenance and rehabilitation strategies, and optimizing network conditions within available budgets. Their services will provide value to the City by assisting with planning, accurately diagnosing, and prioritizing maintenance and rehabilitation activities. Fugro will collect pavement and asset data for the City's total road network, consisting of approximately 292 centerline miles of paved roads.

The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 791 of the Texas Government Code and Section 271 Subchapter F of the Local Government Code.

(Texas SHARE Contract No. 2022-063 / City of Wylie Contract No. W2024-63-I)



Wylie City Council

AGENDA REPORT

Department: Finance

Account Code: _____

Prepared By: Melissa Brown

Subject

Consider, and place on file, the City of Wylie Monthly Investment Report for June 30, 2024.

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

2023-2024 Investment Report

June 30, 2024

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	\$16,890,049.24	MMA	5.3120%	Texpool	12/31/2006	NA
2	\$17,476,873.33	MMA	5.3126%	TexStar	3/15/2011	NA
	\$34,366,922.57					

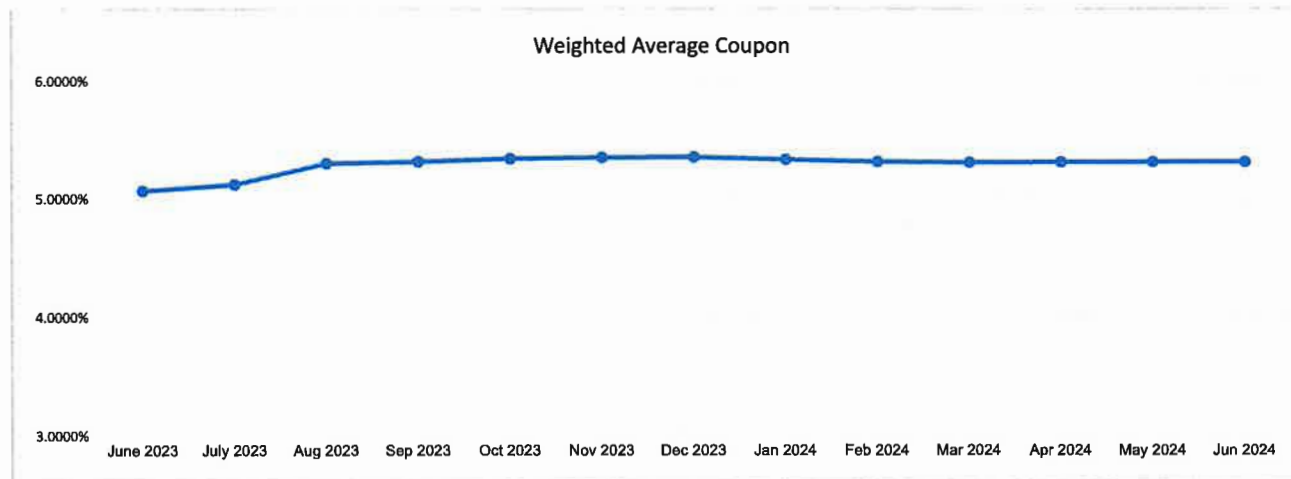
Total

Weighted Average Coupon:
Weighted Average Maturity (Days):

5.3123%
1.00

Money Markets:
Certificates of Deposits:

\$34,366,922.57
\$0.00
\$34,366,922.57



Melvin Brown 7-17-24
Finance Director/Investment Officer



Wylie City Council

AGENDA REPORT

Department: Finance

Account Code: _____

Prepared By: Melissa Brown

Subject

Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for June 30, 2024.

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

June 30, 2024

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2023-2024	CURRENT MONTH ACTUAL 2023-2024	YTD ACTUAL 2023-2024	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 75.00%
GENERAL FUND REVENUE SUMMARY					
TAXES	39,807,333	838,247	36,050,394	90.56%	A
FRANCHISE FEES	2,953,146	11,914	2,176,402	73.70%	B
LICENSES AND PERMITS	1,275,000	69,215	732,407	57.44%	C
INTERGOVERNMENTAL REV.	2,615,790	192,704	2,072,651	79.24%	
SERVICE FEES	4,343,203	408,227	3,380,178	77.83%	D
COURT FEES	340,000	26,791	251,974	74.11%	
INTEREST INCOME	1,526,221	128,479	1,121,878	73.51%	E
MISCELLANEOUS INCOME	278,974	5,059	131,054	46.98%	
OTHER FINANCING SOURCES	2,646,411	1,196	2,698,872	101.98%	F
REVENUES	55,786,078	1,681,831	48,615,810	87.15%	
USE OF FUND BALANCE	0	0	0	0.00%	
USE OF CARRY-FORWARD FUNDS	1,914,392	NA	NA	NA	G
TOTAL REVENUES	57,700,470	1,681,831	48,615,810	84.26%	
GENERAL FUND EXPENDITURE SUMMARY					
CITY COUNCIL	96,263	3,569	39,302	40.83%	
CITY MANAGER	1,406,865	112,317	961,848	68.37%	
CITY SECRETARY	472,576	30,118	340,112	71.97%	
CITY ATTORNEY	170,000	28,716	128,799	75.76%	
FINANCE	1,461,966	84,256	1,119,199	76.55%	
FACILITIES	1,086,915	86,184	735,290	67.65%	
MUNICIPAL COURT	668,277	52,840	455,285	68.13%	
HUMAN RESOURCES	956,765	64,584	699,961	73.16%	
PURCHASING	364,756	24,089	264,769	72.59%	
INFORMATION TECHNOLOGY	2,286,028	78,836	1,730,320	75.69%	
POLICE	14,659,064	1,134,968	9,914,326	67.63%	
FIRE	16,943,368	1,226,558	11,045,862	65.19%	
EMERGENCY COMMUNICATIONS	2,657,616	135,502	1,600,506	60.22%	
ANIMAL CONTROL	1,608,848	57,537	466,574	29.00%	H
PLANNING	396,749	30,284	261,013	65.79%	
BUILDING INSPECTION	581,030	34,286	380,246	65.44%	
CODE ENFORCEMENT	233,061	15,313	140,709	60.37%	
STREETS	4,278,544	261,491	2,351,366	54.96%	
PARKS	2,854,219	223,881	1,781,648	62.42%	
LIBRARY	2,425,153	201,096	1,705,678	70.33%	
COMBINED SERVICES	6,444,169	333,499	3,575,885	55.49%	
TOTAL EXPENDITURES	62,052,233	4,219,922	39,698,697	63.98%	
REVENUES OVER/(UNDER) EXPENDITURES	-4,351,762	-2,538,092	8,917,114	20.28%	
A. Property Tax Collections for FY23-24 as of June 30, 2024 are 99.17%, in comparison to FY22-23 for the same time period of 98.96%. Sales tax is on a 2 month lag and only seven months have been received. Sales Tax is up 7.9% compared to same time period in previous year.					
B. Franchise Fees: Most franchise fees are recognized quarterly with electric fees making up the majority.					
C. Building Permits are down 27% from FY 2023-24. Permits fluctuate monthly. Commercial permit fees are down due to a decrease in the size of the new commercial buildings.					
D. Service Fees: Trash fees are on a one month lag and only eight months have been received. The remaining fees are from other seasonal fees.					
E. Interest Rates have remained relatively flat over the last few months. Fund Balance has decreased due to large transfers to capital funds.					
F. Yearly transfer from Utility Fund and insurance recoveries.					
G. Largest Carry Forward items: \$150,000 for PW/Community Services Software, \$288,000 for police and streets vehicles, \$338,840 for ambulance, \$119,102 for APX Mobile Radios, \$600,000 for Woodbridge/Hensley Traffic Signal.					
H. \$800,000 remodel has not been started					

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

June 30, 2024

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2023-2024	CURRENT MONTH ACTUAL 2023-2024	YTD ACTUAL 2023-2024	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 75.00%
UTILITY FUND REVENUES SUMMARY					
SERVICE FEES	29,434,997	2,321,884	18,365,677	62.39%	I
INTEREST INCOME	719,896	102,942	934,411	129.80%	J
MISCELLANEOUS INCOME	70,000	1,905	128,510	183.59%	
OTHER FINANCING SOURCES				0.00%	
REVENUES	30,224,893	2,426,731	19,428,598	64.28%	
USE OF FUND BALANCE	0	NA	0	0	
USE OF CARRY-FORWARD FUNDS	1,449,523	NA	NA	NA	K
TOTAL REVENUES	31,674,416	NA	19,428,598	61.34%	
UTILITY FUND EXPENDITURE SUMMARY					
UTILITY ADMINISTRATION	674,435	63,511	408,002	60.50%	
UTILITIES - WATER	4,100,675	154,051	2,253,860	54.96%	
CITY ENGINEER	1,413,585	74,007	812,592	57.48%	
UTILITIES - SEWER	1,652,186	111,455	988,534	59.83%	
UTILITY BILLING	1,558,604	103,300	888,821	57.03%	
COMBINED SERVICES	20,218,615	2,574,153	16,350,554	80.87%	
TOTAL EXPENDITURES	29,618,100	3,080,477	21,702,363	73.27%	
REVENUES OVER/(UNDER) EXPENDITURES	2,056,315	-653,745	-2,273,766	-11.94%	
I. Most Utility Fund Revenue is on a one month lag and only eight months have been received. J. Interest Rates have remained relatively flat over the last few months. Fund Balance has increased. K. Largest Carry Forward items: PW/Community Services Software \$135,730, Lead and Copper Revision \$150,964, Water Pump Station Backup Generators \$736,937 and Dogwood Drive Waterline Replacement \$100,000.					



Wylie City Council

AGENDA REPORT

Department: Finance
Prepared By: Melissa Brown

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2024-22 amending Ordinance No. 2023-39, which established the budget for fiscal year 2023-2024; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.

Recommendation

Motion to approve the Item as presented.

Discussion

A budget amendment to cover \$150,000 in unanticipated attorney fees and \$225,000 for bulk pickup/debris removal related to the storm in May.

This amendment will increase the General Fund budgeted expenditures by \$375,000 and decrease the fund balance by \$375,000.

ORDINANCE NO. 2024-22

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

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

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

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

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

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

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

SECTION I: The proposed amendments to the FY 2023-2024 Budget of the City of Wylie; Exhibit A, as heretofore adopted by Ordinance No. 2024-22, are completely adopted and approved as amendments to the said FY 2023-2024 Budget.

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

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

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

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

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

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

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 23rd day of July, 2024.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Budget Amendment

Attorney Fees and Bulk Pickup due to May storm

Fund	Department	Account Number	Account Description	Debit	Credit
100	5114	56530	Court & Legal Costs	150,000.00	
100	5181	56680	Trash Disposal	225,000.00	
Total General Fund				375,000.00	0.00



Wylie City Council

AGENDA REPORT

Department: Finance

Prepared By: Melissa Brown

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2024-23 amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Appendix A (Wylie Comprehensive Fee Schedule), Section I (Water and Sewer Fees), Subsection B (Water Rates), and Subsection C (Sewage Collection and Treatment Rates).

Recommendation

Motion to approve the Item as presented.

Discussion

On July 28, 2020, Council approved the final version of the Water and Sewer Rate Study prepared by NewGen Strategies & Solutions. The study incorporated the Water and Sewer Capital Improvements Plan (CIP) for five years, outstanding debt service, the estimated wholesale water rate increases and sewer treatment increases from the North Texas Municipal Water District, the transfer to the General Fund, and future Utility Fund staffing needs. This study also incorporated the cash contribution of \$4 million for the Advanced Metering Infrastructure project as well as the \$3.3 million that is being financed over a 10-year period at a 2.1% interest rate. This study was reviewed by NewGen Strategies in July 2022 and it was determined that rates within the plan for budget year 2023 were still accurate; however, a recommendation was made to adjust the 2024 and 2025 rates to incorporate increasing inflationary costs at NTMWD, specifically for the expansion of Muddy Creek Wastewater Treatment Plant. The original rate study recommended a 6% increase in water rates for BY2024 and the revised 2023 study recommended 5%. The original rate recommendation for sewer was a 1.5% increase for BY2024, but was revised to a 5.5% increase in the most recent study. Both of these recommendations were adopted for the 2024 budget. Similarly, the original study recommended a 5.85% increase in water rates for 2025, but the revised recommendation is a bit lower at 5%. The original recommendation for sewer was a 1.5% increase for 2025, but was revised to 5.5%.

The FY2025 proposed budget is based on a water rate increase of 5.0% and a wastewater rate increase of 5.5%.

ORDINANCE NO. 2024-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, AMENDING WYLIE’S CODE OF ORDINANCES, ORDINANCE NO. 2021-17, AS AMENDED, APPENDIX A (WYLIE COMPREHENSIVE FEE SCHEDULE), SECTION I (WATER AND SEWER FEES), SUBSECTION B (WATER RATES), AND SUBSECTION C (SEWAGE COLLECTION AND TREATMENT RATES); PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE.

WHEREAS, the City Council of the City of Wylie, Texas (“City Council”) has adopted a Comprehensive Fee Schedule (“Comprehensive Fee Schedule”) for the City of Wylie, Texas (“Wylie”), which is codified in Appendix A to the Wylie Code of Ordinances, Ordinance No. 2021-17, as amended (“Code of Ordinances”); and

WHEREAS, the City Council has investigated and determined that it would be advantageous and beneficial to the citizens of Wylie to amend the following provisions of the Comprehensive Fee Schedule as provided herein: Section I (Water and Sewer Fees), Subsection B (Water Rates), and Subsection C (Sewage Collection and Treatment Rates).

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 Appendix A (Wylie Comprehensive Fee Schedule) of the Wylie Code of Ordinances. Appendix A (Comprehensive Fee Schedule) of the Code of Ordinances is hereby amended as follows:

“WYLIE COMPREHENSIVE FEE SCHEDULE

I. WATER AND SEWER FEES

...

B. Water Rates.

- (1) The following monthly water rates shall apply to all domestic residential customers within the corporate limits of the City of Wylie, Texas. **ALL PRICES ARE FOR 1,000 GALLONS OF METERED WATER.**
 - (a) Monthly minimum charge for first 1,000 gallons of metered water consumption: \$21.87

- (b) Volume charge for all consumption exceeding 1,000 gallons:
 - 1,001 to 10,000 gallons: \$7.46
 - 10,001 to 20,000 gallons: \$9.66
 - 20,001 to 40,000 gallons: \$12.56
 - Over 40,000 gallons: \$16.33
- (2) The following monthly water rates shall apply to all domestic commercial customers, (other than apartments, mobile home parks and other multi-unit dwellings not individually metered) within the corporate limits of the City of Wylie, Texas:
 - (a) Monthly minimum charge for first 1,000 gallons of metered water consumption: \$29.86
 - (b) Volume charge for all consumption exceeding 1,000 gallons: \$8.44
- (3) The following water rates shall apply to all domestic apartments, mobile home parks, and other multi-unit dwellings, not individually metered, within the corporate limits of the City of Wylie, Texas:
 - (a) Monthly minimum charge for first 1,000 gallons of metered water: \$29.86
 - (b) Volume charge for all consumption exceeding 1,000 gallons: \$8.44
- (4) The following monthly water rates shall apply to all irrigation meters within the corporate limits of the City of Wylie, Texas:
 - (a) Monthly minimum charge for first 1,000 gallons of metered water:
 - (1) Residential irrigation: \$21.87
 - (2) Commercial & Multifamily: \$29.86
 - (b) Volume charge for all consumption exceeding 1,000 gallons:
 - (1) Residential irrigation: \$10.67
 - (2) Commercial irrigation: \$10.67
- (5) The monthly water charge for any customers (residential, commercial, apartment, mobile home park, or other multi-unit dwelling not individually metered) located outside the corporate limits of the City of Wylie, Texas, shall be at the rate of one hundred fifteen percent (115%) of the rate charged customers inside the corporate limits of the City.
- (6) Any bulk water customer who desires to withdraw water from a hydrant or other source not metered and charged directly to them, shall fill out a water application form and sign the form in the same manner as a regular metered customer. Bulk water rate charges are to be charged in twenty-five (25) gallon increments at the same rates as the commercial customers.

C. Sewage Collection and Treatment Rates.

- (1) The following monthly sewage collection and treatment rates shall apply to all residential customers of the City of Wylie, Texas:
 - (a) Customers who are 65 years of age or older and have a homestead exemption on the service address which appears in the tax records: \$43.10
 - (b) Customers who are disabled and have a homestead exemption on the service address which appears in the tax records: \$43.10
 - (c) All other customers: \$61.10
- (2) The following monthly sewage collection and treatment rates shall apply to all commercial customers of the City of Wylie, Texas:
 - (a) Monthly minimum charge first 1,000 gallons of metered water: \$46.51
 - (b) Volume charge for all consumption exceeding 1,000 gallons: \$6.47
- (3) The following monthly sewage collection and treatment rates shall apply to each apartment unit, multiple-family unit, or mobile home space and special areas such as washateria, swimming pools, etc., where the apartment, multiple-family development or mobile home park is on a master meter for water consumption with the City of Wylie, Texas:
 - (a) Age restricted Senior Multiple Family Facility: \$43.10
 - (b) All other customers: \$61.10
- (4) The monthly sewer charge for any customers (residential, commercial, apartment, mobile home park, or other multi-unit dwelling not individually metered) located outside the corporate limits of the City of Wylie, Texas, shall be at the rate of one hundred fifteen percent (115%) of the rate charged customers inside the corporate limits of the City.
- (5) The monthly water and sewer rate charge for residential and commercial customers located outside the corporate limits of the City of Wylie, Texas, shall be at the rate of one hundred fifteen percent (115%) of the rate charged customers inside the corporate limits of the City.

...”

SECTION 3: Penalty. Any person, firm, corporation or entity that violates this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined a sum not exceeding two thousand dollars (\$2,000.00) if the violation relates to the public health and sanitation, otherwise the fine shall be a sum not exceeding five hundred dollars (\$500.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the 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.

SECTION 4: Savings/Repealing. All provisions of the Code of Ordinances 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 to the extent they are in conflict; but such

repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

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

SECTION 6: Effective Date. This Ordinance shall become effective from and after its passage and publication as required by the City Charter and by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, on this 23rd day of July, 2024.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Date to be published in *The Wylie News* – July 31, 2024



Wylie City Council

AGENDA REPORT

Department: WEDC
 Prepared By: Jason Greiner

Account Code: _____

Subject

Discuss the FY 2024-25 WEDC Budget.

Recommendation

Discussion.

Discussion

The FY 24-25 Draft Budget documents have been attached for your review.

For FY25, the WEDC estimates \$17,598,590 in available resources which includes a beginning fund balance of \$8,370,042. Staff estimates the following WEDC Revenues: \$4,990,217 in Sales Tax Receipts, \$4,121,530 in proceeds from the Sale of WEDC-owned properties, \$4,800 in Rental Income, and \$112,000 in allocated interest earnings.

Expenses for FY25 are estimated at \$15,276,661. Personnel Services are up from \$629,900 to \$666,499, Incentives are down from \$1,929,250 to \$1,741,250, Debt Service stayed the same at \$1,231,998, and the WEDC's Capital Outlay (Land/Purchase) has \$1,000,000 budgeted. As City Council will recall, staff has reclassified the WEDC Expenses in Infrastructure Projects (Streets & Alleys) to Special Services. These expenses have always been accounted for in Capital Outlay; however, since the WEDC does not maintain ownership of the street, alley, water, sewer, or natural gas lines, they have been moved to Special Services. The Special Services Account has been split into three sub-categories to more adequately track the taxable versus non-tax nature of these expenses for reporting purposes due to the Series 2022 Note in the amount of \$8.1MM.

Notable Changes:

- Personnel Services: Up from \$629,900 to \$666,499
- Special Services:
 - SpecServ Misc: up from \$37,270 to \$87,270
 - SpecServ Real Estate: down from \$234,500 to \$71,000
 - SpecServ Infrastructure: down from \$10,324,000 to \$9,020,667
 - Includes remaining infrastructure investment for the 544 Gateway Addition and Cooper Plaza, as well as necessary water, sewer, and gas line extensions
- Travel & Training: up from \$73,000 to \$95,500
- Dues & Subscriptions: up from \$60,733 to \$91,053
- Audit & Legal: up from \$23,000 to \$53,000
- Engineering Services: Up from \$530,175 to \$855,300
 - Includes RBP Drainage Civils, Downtown/Jackson Designs, City's 19 acres Flood Study

Staff estimates the FY25 ending fund balance of \$2,321,929.

The WEDC Board met on July 17, 2024 and have approved the budget as presented.

As a reference, below is section 7.02 of the Wylie EDC Bylaws regarding the Budget:

**ARTICLE VII
FINANCIAL ADMINISTRATION**

The Corporation may contract with the City for financial and accounting services. The Corporation's financing and accounting records shall be maintained according to the following guidelines:

7.01 Fiscal Year

The fiscal year of Corporation shall begin on October 1 and end on September 30 of the following year.

7.02 Budget

A budget for the forthcoming fiscal year shall be submitted to, and approved by, the Board of Directors and the City Council of the City of Wylie. In submitting the budget to the City Council, the Board of Directors shall submit the budget on forms prescribed by the City Manager and in accordance with the annual budget preparation schedule as set forth by the City Manager. The budget shall be submitted to the City Manager for inclusion in the annual budget presentation to the City Council.

7.03 Contracts

As provided in Article V above, the President and Secretary shall execute any contracts or other

Attachments:

- WEDC Narrative
- WEDC Department Overview
- WEDC Fund Balance Summary
- WEDC Debt Service Detail
- WEDC Revenue Projections
- WEDC Expense Projections

WYLIE ECONOMIC DEVELOPMENT CORPORATION

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

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

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

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

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

Budget Overview FY 2024-2025

Department Executive Summary

Wylie EDC

FY 2025 Budget Notes

Notable increases/decreases from FY 2024 base budget:

For FY25, the WEDC estimates \$17,598,590 in available resources which includes a beginning fund balance of \$8,370,042. Staff estimates the following WEDC Revenues: \$4,990,217 in Sales Tax Receipts, \$4,121,530 in proceeds from the Sale of WEDC-owned properties, \$4,800 in Rental Income and \$112,000 in allocated interest earnings.

Expenses for FY25 are estimated at \$15,276,661. Personnel Services are up from \$629,900 to \$666,499, Incentives are down from \$1,929,250 to \$1,741,250, Debt Service stayed the same at \$1,231,998, and the WEDC's Capital Outlay (Land/Purchase) has \$1,000,000 budgeted. As City Council will recall, staff has reclassified the WEDC Expenses in Infrastructure Projects (Streets & Alleys) to Special Services. These expenses have always been accounted for in Capital Outlay, however, since the WEDC does not maintain ownership of the street, alley, water, sewer, or natural gas lines, they have been moved to Special Services. The Special Services Account has been split into three sub-categories to more adequately track the taxable vs. non-tax nature of these expenses for reporting purposes due to the Series 2022 Note in the amount of \$8.1MM.

Notable Changes:

- Personnel Services: Up from \$629,900 to \$666,499
- Special Services:
 - SpecServ Misc: up from \$37,270 to \$87,270
 - SpecServ Real Estate: down from \$234,500 to \$71,000
 - SpecServ Infrastructure: down from \$10,324,000 to \$9,020,667
 - Includes remaining infrastructure investment for the 544 Gateway Addition and Cooper Plaza, as well as necessary water, sewer, and gas line extensions
- Travel & Training: up from \$73,000 to \$95,500
- Dues & Subscriptions: up from \$60,733 to \$91,053
- Audit & Legal: up from \$23,000 to \$53,000
- Engineering Services: Up from \$530,175 to \$855,300
 - Includes RBP Drainage Civils, Downtown/Jackson Designs, City's 19 AC Flood Study

Staff estimates the FY25 ending fund balance of \$2,321,929.

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

Prepared by: Wylie EDC

City of Wylie
Fund Summary

Wylie Economic Development Corporation

Audited Wylie Economic Development Corp Ending Balance - 9/30/23	\$	12,625,715
Projected '24 Revenues	<u></u>	<u>4,846,361</u>
Available Funds		17,472,076
Projected '24 Expenditures	<u></u>	<u>(9,102,034)</u>
Estimated Ending Fund Balance 09/30/24	\$	8,370,042
 Estimated Beginning Fund Balance - 10/01/24	 \$	 8,370,042
Proposed Revenues '25		9,228,547 a)
Proposed Expenditures '25	<u></u>	<u>15,276,661</u>
Estimated Ending Fund Balance 9/30/25	\$	2,321,929

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

FY2024-2025 WEDC Debt Service Detail

Jarrard Loan #6088461

\$79,695.52

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

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

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

\$7,246,324.61

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

(Loan is Eligible for Principal Reduction 11/2026)

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

\$7,556,077.29

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

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

Interest Total FY 24-25	\$606,744.04
Principal Total FY 24-25	\$625,253.60
Debt Service Total FY 24-25	\$1,231,997.64
Total Principal Balance EOY 24-25	\$14,256,843.82

FY 2024-2025 Revenue

Account	2023 Actual	2024 Budget	2024 YTD Actual	2025 Base Budget	2025 Base vs 2024 Base \$	2025 Base vs 2024 Base %	2025 Proposed
Fund: 111 - WYLIE EDC	\$ (5,186,103)	\$ (7,354,381)	\$ (2,929,373)	\$ (9,228,547)	\$ (1,874,166)	25%	\$ (9,228,547)
Department: 4000 - REVENUES	\$ (5,186,103)	\$ (7,354,381)	\$ (2,929,373)	\$ (9,228,547)	\$ (1,874,166)	25%	\$ (9,228,547)
Category: 400 - Taxes	\$ (4,611,796)	\$ (4,536,561)	\$ (2,779,886)	\$ (4,990,217)	\$ (453,656)	10%	\$ (4,990,217)
Type: Revenue	\$ (4,611,796)	\$ (4,536,561)	\$ (2,779,886)	\$ (4,990,217)	\$ (453,656)	10%	\$ (4,990,217)
111-4000-40210 - SALES TAX	\$ (4,611,796)	\$ (4,536,561)	\$ (2,779,886)	\$ (4,990,217)	\$ (453,656)	10%	\$ (4,990,217)
Category: 430 - Intergovernmental	-	-	-	-	-	-	-
Type: Revenue	-	-	-	-	-	-	-
111-4000-43518 - 380 ECONOMIC AGREEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Category: 460 - Interest Income	\$ (381,356)	\$ (112,000)	\$ (393,943)	\$ (112,000)	\$ -	0%	\$ (112,000)
Type: Revenue	\$ (381,356)	\$ (112,000)	\$ (393,943)	\$ (112,000)	\$ -	0%	\$ (112,000)
111-4000-46110 - ALLOCATED INTEREST	\$ (381,356)	\$ (112,000)	\$ (393,943)	\$ (112,000)	\$ -	0%	\$ (112,000)
Category: 480 - Miscellaneous Income	\$ (192,951)	\$ (2,705,820)	\$ 244,456	\$ (4,126,330)	\$ (1,420,510)	52%	\$ (4,126,330)
Type: Revenue	\$ (192,951)	\$ (2,705,820)	\$ 244,456	\$ (4,126,330)	\$ (1,420,510)	52%	\$ (4,126,330)
111-4000-48110 - RENTAL INCOME	\$ (116,558)	\$ (48,600)	\$ (29,981)	\$ (4,800)	\$ 43,800	-90%	\$ (4,800)
111-4000-48410 - MISC INCOME	\$ (996)	\$ (1,250)	\$ (1,947)	\$ -	\$ 1,250	-100%	\$ -
111-4000-48430 - GAIN/(LOSS) SALE ASSETS	\$ (75,397)	\$ (2,655,970)	\$ 276,384	\$ (4,121,530)	\$ (1,465,560)	55%	\$ (4,121,530)
Category: 490 - Transfers & Other Sources	-	-	-	-	-	-	-
	\$ (5,186,103)	\$ (7,354,381)	\$ (2,929,373)	\$ (9,228,547)	\$ (1,874,166)	25%	\$ (9,228,547)

*YTD Actuals as of 7/12/2024

FY 2024-2025 Expenses

Account	2023 Actual	2024 Budget	2024 YTD Actual	2025 Base Budget	2025 Base vs 2024 Base \$	2025 Base vs 2024 Base %	2025 Proposed
Fund: 111 - WYLIE EDC	\$ 3,737,395	\$ 16,453,701	\$ 3,265,653	\$ 15,276,662	\$ (1,177,039)	-7%	\$ 15,276,662
Department: 5611 - DEVELOPMENT CORP	\$ 3,737,395	\$ 16,453,701	\$ 3,265,653	\$ 15,276,662	\$ (1,177,039)	-7%	\$ 15,276,662
Category: 510 - Personnel Services	\$ 471,211	\$ 654,900	\$ 430,202	\$ 666,499	\$ 11,599	2%	\$ 666,499
Category: 520 - Supplies	\$ 9,335	\$ 8,300	\$ 5,363	\$ 8,300	\$ -	0%	\$ 8,300
Category: 540 - Materials for Maintenance	\$ 5,549	\$ 10,150	\$ 2,626	\$ 10,150	\$ -	0%	\$ 10,150
Category: 560 - Contractual Services	\$ 2,019,302	\$ 13,548,353	\$ 1,903,464	\$ 12,359,715	\$ (1,188,638)	-9%	\$ 12,359,715
Type: Expense	\$ 2,019,302	\$ 13,548,353	\$ 1,903,464	\$ 12,359,715	\$ (1,188,638)	-9%	\$ 12,359,715
111-5611-56030 - INCENTIVES	\$ 855,812	\$ 1,929,250	\$ 1,015,000	\$ 1,741,250	\$ (188,000)	-10%	\$ 1,741,250
111-5611-56040 - SPECIAL SERVICES	\$ 12,167	\$ 37,270	\$ 25,455	\$ 87,270	\$ 50,000	134%	\$ 87,270
111-5611-56041 - SPECSERV-REAL ESTATE	\$ 336,302	\$ 234,500	\$ 143,299	\$ 71,000	\$ (163,500)	-70%	\$ 71,000
111-5611-56042 - SPECSERV-INFRASTRUCTURE	\$ 51,143	\$ 10,324,000	\$ 6,101	\$ 9,020,667	\$ (1,303,333)	-13%	\$ 9,020,667
111-5611-56080 - ADVERTISING	\$ 133,089	\$ 196,125	\$ 94,315	\$ 226,125	\$ 30,000	15%	\$ 226,125
111-5611-56090 - COMMUNITY DEVELOPMENT	\$ 61,566	\$ 66,200	\$ 39,732	\$ 74,450	\$ 8,250	12%	\$ 74,450
111-5611-56110 - COMMUNICATIONS	\$ 5,669	\$ 7,900	\$ 3,711	\$ 7,900	\$ -	0%	\$ 7,900
111-5611-56180 - RENTAL	\$ 27,000	\$ 27,000	\$ 20,250	\$ 27,000	\$ -	0%	\$ 27,000
111-5611-56210 - TRAVEL & TRAINING	\$ 56,489	\$ 73,000	\$ 51,006	\$ 95,500	\$ 22,500	31%	\$ 95,500
111-5611-56250 - DUES & SUBSCRIPTIONS	\$ 53,399	\$ 60,733	\$ 57,853	\$ 91,053	\$ 30,320	50%	\$ 91,053
111-5611-56310 - INSURANCE	\$ 6,449	\$ 6,800	\$ 5,653	\$ 6,800	\$ -	0%	\$ 6,800
111-5611-56510 - AUDIT & LEGAL SERVICES	\$ 28,282	\$ 53,000	\$ 31,184	\$ 53,000	\$ -	0%	\$ 53,000
111-5611-56570 - ENGINEERING/ARCH	\$ 389,189	\$ 530,175	\$ 408,375	\$ 855,300	\$ 325,125	61%	\$ 855,300
111-5611-56610 - UTILITIES-ELECTRIC	\$ 2,746	\$ 2,400	\$ 1,530	\$ 2,400	\$ -	0%	\$ 2,400
Category: 570 - Debt Service	\$ 1,231,998	\$ 1,231,998	\$ 923,998	\$ 1,231,998	\$ -	0%	\$ 1,231,998
Category: 580 - Capital Outlay	-	\$ 1,000,000	-	\$ 1,000,000	\$ -	0%	\$ 1,000,000
Type: Expense	-	\$ 1,000,000	-	\$ 1,000,000	\$ -	0%	\$ 1,000,000
111-5611-58110 - LAND-PURCHASE PRICE	\$ 345,442	\$ 1,000,000	\$ 7,079	\$ 1,000,000	\$ -	0%	\$ 1,000,000
111-5611-58210 - STREETS & ALLEYS	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
111-5611-58830 - FURNITURE & FIXTURES	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
111-5611-58995 - CONTRA CAPITAL OUTLAY	\$ (345,442)	\$ -	\$ (7,079)	\$ -	\$ -	-	\$ -
	\$ 3,737,395	\$ 16,453,701	\$ 3,265,653	\$ 15,276,662	\$ (1,177,039)	-7%	\$ 15,276,662

*YTD Actuals as of 7/12/2024



Wylie City Council

AGENDA REPORT

Department: Finance

Prepared By: Melissa Beard

Account Code: _____

Subject

Discuss the Fiscal Year 2024-25 Budget.

Recommendation

Discussion.

Discussion

Discuss with City Council the Fiscal Year 2024-25 Budget.

Budget Work Session Fiscal Year 2024-2025

July 23, 2024

Proposed General Fund Revenue Assumptions

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

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

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

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

Includes \$1.5 million for EMS revenue

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

Items Included in Proposed Base Budget

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

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

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

Notable Change to Expenditures:

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

Estimated Beginning Fund Balance - 10/01/24	\$ 26,002,615 (a)
Proposed Revenues FY25 (@ .580111)	65,783,508
Proposed Expenditures Base Budget FY25	(64,091,604)
Recommended Requests (Recurring Expense)	(470,654)
New/Replacement Equipment (One-Time Uses)	(1,221,250)
Use of Fund Balance	(2,432,100)
Carryforward Expenditures	<u>(2,000,941)</u>
Estimated Ending Fund Balance 09/30/25	\$ 21,569,574 (b)

a) Assumes 2% of expenditures unspent in FY 2024 and carryforward expenditures are removed and placed in FY 2025 budget.

b) Estimated Ending Fund Balance is 33% of expenditures

New Recommendations - General Fund

Dept	Description	Amount
Personnel (Recurring)		
5132 - Facilities	Operations Support Technician	72,018
5211 - Police	Crossing Guard	19,523
5211 - Police	Records Clerk	63,245
5241 - Emergency Comm	Public Safety Data Analyst	83,104
5313 - Code Enforcement	Code Compliance Officer	76,634
5411 - Streets	Equipment Operator II (Traffic)	78,023
5411 - Streets	Equipment Operator II (Streets)	78,107
Total		\$ 470,654
New/Replacement Equipment (One-Time Uses)		
	Recommended Personnel one time expenses (computers, phone, etc.)	14,130
5132 - Facilities	Building Automation System Controls	125,000
5132 - Facilities	Repair Municipal Complex Doors for ADA Compliance	160,000
5211 - Police	Advanced Body Scan	58,200
5211 - Police	Replacement Vehicles	216,000
5211 - Police	Camera Replacement	300,000
5231 - Fire	Replacement Holmatro Extrication Tools	45,000
5313 - Code Enforcement	Code Compliance Officer Vehicle and other expenses	52,920
5411 - Streets	2023 HSIP Call For Projects - FM 544 Street Lighting and Signal Coordination	250,000
Total		\$ 1,221,250
Total Recommendations		\$ 1,691,904

* New Request

Use of Fund Balance - General Fund

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

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

Utility Fund Summary

Estimated Beginning Fund Balance - 10/01/24	\$ 31,581,483	(a)
Proposed Revenues FY25	31,712,578	(b)
Proposed Expenditures Base Budget FY25	(29,416,278)	
Recommended Requests (Recurring Expense)	(336,584)	
New/Replacement Equipment (One-Time Uses)	(2,788,570)	
Carryforward Expenditures	(341,718)	
Estimated Ending Fund Balance 09/30/25	\$ 30,410,911	(c)

a) Carryforward items are taken out of projected 2024 expense and included in 2025 expense.

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

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

New Recommendations - Utility Fund Personnel (Recurring)

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

New Recommendations - Utility Fund

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

4B Sales Tax Fund Summary

Estimated Beginning Fund Balance - 10/01/24	\$ 5,080,360	(a)
Proposed Revenues FY25	6,214,492	(b)
Proposed Expenditures Base Budget FY25	(5,818,366)	
Recommended Requests (Recurring Expense)	(189,557)	
New/Replacement Equipment (One-Time Uses)	(2,723,490)	
Carryforward Expenditures	<u>\$ (444,493)</u>	
Estimated Ending Fund Balance 09/30/25	\$ 2,118,946	(c)

a) Carryforward items are taken out of projected 2024 expense and included in 2025 expense.

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

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

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

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

New Recommendations - 4B Sales Tax Fund

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

Carryforward Items

Fund	Dept.	Account Number	Description	Amount
100	Animal Services	100-5251-58910	Animal Shelter Remodel	800,000
100	Fire	100-5231-58510	Horton Model 623 Ambulance	467,344
100	Fire	100-5231-52250	EMS supplies	20,000
100	Fire	100-5231-5810	Ambulance Chassis only (2)	148,243
100	Fire	100-5231-52130	Training Pickup upfit	10,130
100	Fire	100-5231-52130	FM pickup upfit	9,715
100	Fire	100-5231-52130	Responder Gear	3,964
100	Fire	100-5231-52130	PPV Fans	9,722
100	Fire	100-5231-54910	Station 2 Door Repairs	23,000
100	Fire	100-5231-54510	Rebuild of motor for unit 301	25,000
100	Emergency Communications	100-5241-54650	Annual radio replacement	126,900
100	Emergency Communications	100-5241-56120	Adding Text-to-911 Recording	15,000
100	Streets	100-5411-58570	McCreary/Hensley Signal Design	16,121
100	Streets	100-5411-58570	Sachse Road and Creek Crossing Signal	25,850
100	Streets	100-5411-58810	On-Call Traffic Services	36,163
100	Streets	100-5411-56040	Stormwater General Permit Renewal 2024	37,404
100	Streets	100-5411-54210	Brown Street Railroad Project	124,630
100	Streets	100-5411-56040	3 Year Agreement for Pavement Condition Index	100,000
100	Streets	100-5411-56040	Brown Street Median	1,755
Total General Fund				2,000,941

Carryforward Items (continued)

Fund	Dept.	Account Number	Description	Amount
112	4B Parks	112-5614-58150	Brown House Restrooms	300,000
112	4B Parks	112-5614-58570	Splashpad and Dog Park Design	4,645
112	4B Parks	112-5614-56570	Brown House Design	26,000
112	4B Parks	112-5614-58150	Parks Unit 339	65,851
112	4B Parks	112-5614-58150	Library Pavilion	47,997
Total 4B Parks				444,493
611	Utility Admin	611-5711-56570	FM 544 & Country Club Road Utility Relocations.	18,455
611	Utility Admin	611-5711-58570	Woodbridge/Hensley lane Signal Design	14,050
611	Engineering	611-5713-58570	Dogwood Drive Waterline Replacement Design	61,545
611	Water	611-5712-58510	4X2 Dump Truck	121,760
611	Water	611-5712-56040	Lead Copper Rule Revision Ph. 3	72,820
611	Water	611-5712-56040	WCP/DCP	3,154
611	Water	611-5712-58850	SCADA Upgrades	49,934
Total Utility Fund				341,718
132	Fire Training Center	132-5642-58910	Concrete for Training Field	89,635
132	Fire Training Center	132-5642-58910	New Fire Training Tower	406,366
133	Fire Development	133-5643-56040	Emergency Services Study	55,000
175	Public Arts	175-5175-58150	Land Betterments	134,000
620	Sewer Repair/Replace	620-5730-58410	Manhole Rehab	73,368