

Wylie City Council Regular Meeting

June 24, 2025 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS & RECOGNITIONS

PR1. Junior Mayor Samuel McNeely.

PR2. National Park and Recreation Month.

PR3. Presentations for Outgoing Wylie Board and Commission Members.

PR4. Oath of Office for Incoming Wylie Board and Commission Members.

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider, and act upon, approval of June 11, 2025 Regular City Council Meeting minutes.
- B. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of April 30, 2025.
- C. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of May 31, 2025.
- D. Consider, and act upon, approval of the Back the Future event at Olde City Park on September 20, 2025.
- E. Consider, and act upon, approval of the Fourth Annual Run for the Fatherless 5K/Fun Run event at Founders Park on November 22, 2025.
- F. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for May 31, 2025.
- G. Consider, and place on file, the City of Wylie Monthly Investment Report for May 31, 2025.

H. Consider, and act upon, Ordinance No. 2025-25 amending Ordinance No. 2024-25, which established the fiscal year 2024-2025 budget, providing for repealing, savings, and severability clauses, and the effective date of this ordinance.

I. Consider, and act upon, the approval of the purchase of five (5) Chevy trucks for Public Works and Parks in an estimated amount of \$244,284.00 from Sam Packs Five Star Chevrolet through a cooperative purchasing agreement with BuyBoard and authorizing the City Manager to execute any and all necessary documents.

REGULAR AGENDA

1. Consider, and act upon, Ordinance No. 2025-26 releasing a portion of the City of Wylie's Extraterritorial Jurisdiction, consisting of four tracts of land totaling 56.5 acres generally located on the east side of FM 544 at Alanis Drive.

2. Consider, and act upon, Ordinance No. 2025-27 of the City of Wylie, Texas, amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Chapter 74 (Offenses and Miscellaneous Provisions), Article I (In General), Section 74-3 (Smoking Prohibited In Certain Public Areas) and Section 74-8(b) (Violations and Penalties), and Article XI (Smoking Regulations); establishing new regulations governing the prohibition of smoking in certain areas; compliance; defining terms; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.

EXECUTIVE SESSION

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

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

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

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

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

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

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

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2022-1b, 2022-1c, 2023-1c, 2023-2d, 2023-8a, 2023-11b, 2024-2d, 2024-5a, 2024-5f, 2024-8d, 2024-9d, 2024-10c, 2024-12c, 2025-2a, 2025-3b, 2025-4a, 2025-4d, 2025-4e, 2025-4g, 2025-5c, 2025-5f, 2025-5g, 2025-6a, 20256b, 2025-6c, and 2025-6d.

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 June 20, 2025 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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

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

Texas Government Code Section:

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



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: Stephanie Storm

Account Code: _____

Subject

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

Recommendation

Motion to approve the Item as presented.

Discussion

The minutes are attached for your consideration.

Wylie City Council Regular Meeting Minutes

June 11, 2025 – 6:00 PM

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



CALL TO ORDER

Mayor Matthew Porter called the regular meeting to order at 6:04 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang (6:33 p.m.), Councilman Todd Pickens, Councilman Sid Hoover, and Mayor *Pro Tem* Gino Mulliqi. Councilman Scott Williams was absent.

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

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Porter led the Invocation, and Councilman Hoover led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

PR1. Wylie Way Student.

Mayor Porter presented a medallion to Lucy Freeman, demonstrating “Shining the Wylie Way.” Every nine weeks, one student from each WISD campus is chosen as the “Wylie Way Student.”

PR2. In-Sync Exotics.

Mayor Porter presented a proclamation recognizing In-Sync Exotics for their 25th anniversary as a 501(c)(3) nonprofit organization in Wylie. Staff and volunteers from In-Sync Exotics were present to accept the proclamation.

Vicky Leahy, representing In-Sync Exotics, announced they will hold their 2nd Annual Gala on June 28, 2025, at Boyd Farm.

PR3. Municipal Clerk’s Office Achievement of Excellence Award.

Mayor Porter recognized the City Secretary’s Office for obtaining the Municipal Clerk’s Office Achievement of Excellence Award. City Secretary’s Office staff were present to accept the recognition.

PR4. Juneteenth 2025.

Mayor Porter proclaimed June 19, 2025, as Juneteenth 2025 in Wylie, Texas. Members from the Juneteenth Organization of Wylie were present and invited the community to attend Wylie’s 6th Annual Juneteenth Freedom Celebration, which will be held on Saturday, June 14th from 10:00 a.m. to 3:00 p.m. in Olde City Park.

Councilman Strang took his seat at the dais at 6:33 p.m.

COMMENTS ON NON-AGENDA ITEMS

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

There were no persons present wishing to address the Council on non-agenda items.

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 May 27, 2025 Regular City Council Meeting minutes.**
- B. Consider, and act upon, a Final Plat, being a Replat of Lot 1R, Block A of Sanden Addition, creating four light industrial lots on 33.665 acres, located at 601 Sanden Blvd.**
- C. Consider, and act upon, a Preliminary Plat of Lot 1, Block A of Young Addition, creating one commercial lot on 0.422 acres. Property located at 2803 W. FM 544.**
- D. Consider, and act upon, Ordinance No. 2025-22 for a change in zoning from Commercial Corridor (CC) to Commercial Corridor- Special Use Permit (CC-SUP) on 1.47 acres to allow for a Smoking Establishment. Property located at 2771 W. FM 544 (ZC 2025-04).**
- E. Consider, and act upon, Ordinance No. 2025-23 for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.47 acres to allow for a drone delivery service from Flytrex. Property located at 709 Cooper Drive (ZC 2025-05).**
- F. Consider, and act upon, the approval of the purchase of a Higher Ground 911 recording maintenance agreement from Commercial Electronics in an estimated amount of \$96,394.25, and authorize the City Manager to execute all necessary documents.**

Mayor *Pro Tem* Mulliqi requested Item B be pulled from the Consent Agenda and considered individually.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Duke, to approve the Consent Agenda, except for Item B, as presented. A vote was taken and the motion passed 6-0 with Councilman Williams absent.

REGULAR AGENDA

- B. Consider, and act upon, a Final Plat, being a Replat of Lot 1R, Block A of Sanden Addition, creating four light industrial lots on 33.665 acres, located at 601 Sanden Blvd.**

Council Comments

Mayor *Pro Tem* Mulliqi asked staff if they could provide additional information on this Item, and Community Services Director Haskins provided a response.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Hoover, to approve Item B as presented. A vote was taken and the motion passed 6-0 with Councilman Williams absent.

- 1. Interview applicants for Board of Review vacancies for a term to begin July 1, 2025 and end June 30, 2027.**

Council Comments

Board of Review applicant James Koch was present to be interviewed by the City Council. City Secretary Storm stated Philip Timmons reached out to staff and is interested in serving, but was unable to attend the interview.

Council Action

No action was taken regarding this item.

2. **Consider, and act upon, appointments to fill the Board of Review vacancies for a term to begin July 1, 2025 and end June 30, 2026/2027.**

Council Action

A motion was made by Mayor Porter, seconded by Councilman Strang, to appoint Pete Maziarz (one-year term), James Koch, and Brian Tipton, and alternate Philip Timmons for the Board of Review vacancies for a term to begin July 1, 2025 and end June 30, 2026/2027 and reopen the application to bring back candidates for the one alternate vacancy in three Council meetings. A vote was taken and the motion passed 6-0 with Councilman Williams absent.

3. **Consider, and act upon, the recommendations of the 2025 Boards and Commission Council Interview Panel for appointments to the Animal Shelter Advisory Board, Construction Code Board, Historic Review Commission, Library Board, Parks and Recreation Board, Parks and Recreation Facilities Development Corporation Board (4B), Planning and Zoning Commission, Public Arts Advisory Board, Wylie Economic Development Corporation, and the Zoning Board of Adjustments to fill board vacancies for a term to begin July 1, 2025 and end June 30, 2026/27/28.**

Council Comments

Mayor Porter announced that he filed a Conflict of Interest before the meeting for the Animal Shelter Advisory Board appointments and was stepping out during the discussion and action. Mayor Porter left his seat at the dais at 6:50 p.m.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Duke, to appoint the following members to the Animal Shelter Advisory Board: re-appoint Amber Porter, appoint Todd Pickens to replace Jeff Forrester, Michael Schwerin to replace Laurie Black, Tracy Vu to replace Joe Webb, and appoint Whitney McDougall as Replacement 1. A vote was taken and the motion passed 5-0 with Mayor Porter abstaining (conflict of interest form on file with City Secretary) and Councilman Williams absent.

Mayor Porter returned to his seat at the dais at 6:56 p.m.

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Hoover, to appoint the following members to the Construction Code Board: re-appoint Brian Ortiz; appoint Nathan Cole to replace Bryan Rogers, Jorge Castro to replace James Byrne, Binu Mathew to replace Bruce Moilan, and Donlene Jimenez to replace Justin Grayczyk as Alternate 2. A vote was taken and the motion passed 6-0 with Councilman Williams absent.

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Strang, to appoint the following members to the Historic Review Commission: re-appoint Kali Patton, Krisleigh Hoermann, and Sandra Stone; appoint Bekka Herpeche to replace Kevin Hughes, and Jacob Hodge as Replacement 1. A vote was taken and the motion passed 6-0 with Councilman Williams absent.

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Strang, to appoint the following members to the Library Board: re-appoint Monica Munoz and Zachary Todd; and appoint Mallory Morris to replace Roberta Schaafsma, Sarah Sponsel to replace Irene Chavira, and Jorge Castro as Replacement 1. A vote was taken and the motion passed 6-0 with Councilman Williams absent.

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Pickens, to appoint the following members to the Parks and Recreation Board: re-appoint Scott Hevel, Brian Arnold, and Tarah Harrison; appoint

Matthew Busick to replace Gerald Dyson (one-year term), Elizabeth Troncoso to replace Gloria Suarez, and Valerie Warrior as Replacement 1. A vote was taken and the motion passed 6-0 with Councilman Williams absent.

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Pickens, to appoint the following members to the Parks and Recreation 4B Board: re-appoint Scott Williams and David R. Duke; and appoint Tarah Harrison to replace Scott Hevel, Bryan Rogers as Replacement 1, and Matthew Soto as Replacement 2. A vote was taken and the motion passed 6-0 with Councilman Williams absent.

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Pickens, to appoint the following members to the Planning and Zoning Commission: re-appoint Joshua Butler, Zeb Black, and Joe Chandler; and appoint Michael Schwerin as Replacement 1 and Matthew Busick as Replacement 2. A vote was taken and the motion passed 6-0 with Councilman Williams absent.

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Hoover, to appoint the following members to the Public Arts Advisory Board: re-appoint Afshan Khan; appoint Robert Heath to replace Esther Bellah, Eliza Clement to replace Cassie Dyson, Joel Walters as Replacement 1, and Emma Tapley-Stafford as Replacement 2. A vote was taken and the motion passed 6-0 with Councilman Williams absent.

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Duke, to appoint the following members to the Wylie Economic Development Corporation Board: re-appoint Melisa Whitehead, and appoint Alan Dayton to replace Whitney McDougall. A vote was taken and the motion passed 6-0 with Councilman Williams absent.

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Strang, to appoint the following members to the Zoning Board of Adjustment: appoint Senedu Asfaw to replace Aaron Lovelace, Nathan Cole to replace I-isha Hudson, Freddy A Nana Yodou to replace Hamza Fraz, and Meera Gayle to replace Jon Ennis as Alternate 2. A vote was taken and the motion passed 6-0 with Councilman Williams absent.

Mayor Porter thanked members of the 2025 Boards and Commissions Interview Panel (Mayor *Pro Tem* Mulliqi, Councilman Duke, and Councilman Strang).

4. **Consider, and act upon, Ordinance No. 2025-24 approving the terms and conditions of an Interlocal Boundary Adjustment Agreement between the City of Wylie and the City of Lucas; authorizing the Mayor to execute the Interlocal Boundary Adjustment Agreement on behalf of the City of Wylie; clarifying that the property as described in the Interlocal Boundary Adjustment Agreement released from Lucas' extraterritorial jurisdiction and incorporated into Wylie's extraterritorial jurisdiction; providing a repealing/savings clause, severability clause, and an effective date.**

Staff Comments

Deputy City Manager Ollie addressed the Council, giving a brief presentation and answering questions from the Council.

Council Action

A motion was made by Councilman Hoover, seconded by Councilman Pickens, to approve Item 4 as presented. A vote was taken, and the motion passed 6-0 with Councilman Williams absent.

WORK SESSION

Mayor Porter convened the Council into a Work Session at 7:11 p.m.

WS1. Discuss Fiscal Year 2026 General Fund Budget.

City Manager Brent Parker addressed the Council, giving a presentation on the FY 2025-26 budget, including proposed revenue assumptions, items included in the proposed base budget, factors to consider, and revenues versus base budget expenditures, and answering questions from the Council.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 7:41 p.m.

READING OF ORDINANCES

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

City Secretary Storm read the captions of Ordinance Nos. 2025-22, 2025-23, and 2025-24 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Pickens, to adjourn the meeting at 7:43 p.m. A vote was taken and the motion passed 6-0 with Councilman Williams absent.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: WEDC
Prepared By: Jason Greiner

Account Code: _____

Subject

Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of April 30, 2025.

Recommendation

Motion to approve the Item as presented.

Discussion

The Wylie Economic Development Corporation (WEDC) Board of Directors approved the attached financials on May 28, 2025.

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP							
Revenue							
Category: 400 - Taxes							
111-4000-40210	SALES TAX	4,990,217.00	4,990,217.00	322,976.93	2,027,564.08	-2,962,652.92	59.37 %
	Category: 400 - Taxes Total:	4,990,217.00	4,990,217.00	322,976.93	2,027,564.08	-2,962,652.92	59.37%
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	112,000.00	112,000.00	29,643.88	237,385.03	125,385.03	211.95 %
	Category: 460 - Interest Income Total:	112,000.00	112,000.00	29,643.88	237,385.03	125,385.03	111.95%
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	4,800.00	4,800.00	400.00	4,500.00	-300.00	6.25 %
111-4000-48410	MISCELLANEOUS INCOME	0.00	0.00	0.00	400.00	400.00	0.00 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	4,121,530.00	4,121,530.00	0.00	925,593.76	-3,195,936.24	77.54 %
	Category: 480 - Miscellaneous Income Total:	4,126,330.00	4,126,330.00	400.00	930,493.76	-3,195,836.24	77.45%
	Revenue Total:	9,228,547.00	9,228,547.00	353,020.81	3,195,442.87	-6,033,104.13	65.37%
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	470,558.40	470,558.40	44,956.98	255,193.46	215,364.94	45.77 %
111-5611-51140	LONGEVITY PAY	2,807.68	2,807.68	0.00	2,664.00	143.68	5.12 %
111-5611-51310	TMRS	74,649.83	74,649.83	7,089.72	40,616.10	34,033.73	45.59 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	79,943.76	79,943.76	6,505.41	45,526.83	34,416.93	43.05 %
111-5611-51420	LONG-TERM DISABILITY	1,741.07	1,741.07	82.41	567.21	1,173.86	67.42 %
111-5611-51440	FICA	29,348.70	29,348.70	2,604.12	14,878.58	14,470.12	49.30 %
111-5611-51450	MEDICARE	6,863.81	6,863.81	609.02	3,479.62	3,384.19	49.30 %
111-5611-51470	WORKERS COMP PREMIUM	994.07	1,175.06	451.06	1,175.06	0.00	0.00 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	585.00	585.00	0.00	315.00	270.00	46.15 %
	Category: 510 - Personnel Services Total:	667,492.32	667,673.31	62,298.72	364,415.86	303,257.45	45.42%
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	215.13	1,237.63	3,762.37	75.25 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	223.85	76.15	25.38 %
111-5611-52810	FOOD SUPPLIES	3,000.00	3,000.00	187.95	1,496.60	1,503.40	50.11 %
	Category: 520 - Supplies Total:	8,300.00	8,300.00	403.08	2,958.08	5,341.92	64.36%
Category: 540 - Materials for Maintenance							
111-5611-54610	FURNITURE & FIXTURES	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
111-5611-54810	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	1,975.00	1,975.00	5,675.00	74.18 %
	Category: 540 - Materials for Maintenance Total:	10,150.00	10,150.00	1,975.00	1,975.00	8,175.00	80.54%
Category: 560 - Contractual Services							
111-5611-56030	INCENTIVES	1,741,250.00	1,741,250.00	5,000.00	268,000.00	1,473,250.00	84.61 %
111-5611-56040	SPECIAL SERVICES	87,270.00	87,270.00	252.50	42,385.00	44,885.00	51.43 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	71,000.00	71,000.00	113.66	6,525.05	64,474.95	90.81 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTUR	9,020,667.00	9,020,667.00	2,172,341.89	5,426,266.64	3,594,400.36	39.85 %
111-5611-56080	ADVERTISING	226,125.00	226,125.00	18,850.00	80,225.31	145,899.69	64.52 %
111-5611-56090	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	1,868.73	22,457.34	51,992.66	69.84 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	521.18	3,116.59	4,783.41	60.55 %
111-5611-56180	RENTAL	27,000.00	27,000.00	2,250.00	18,000.00	9,000.00	33.33 %
111-5611-56210	TRAVEL & TRAINING	95,500.00	95,500.00	3,035.82	58,917.76	36,582.24	38.31 %
111-5611-56250	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	1,989.18	66,585.03	24,467.97	26.87 %
111-5611-56310	INSURANCE	6,800.00	6,800.00	303.00	6,119.85	680.15	10.00 %
111-5611-56510	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	2,860.80	16,944.20	36,055.80	68.03 %
111-5611-56570	ENGINEERING/ARCHITECTURAL	855,300.00	855,300.00	25,821.73	101,881.80	753,418.20	88.09 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	346.86	1,133.21	1,266.79	52.78 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Category: 560 - Contractual Services Total:	12,359,715.00	12,359,715.00	2,235,555.35	6,118,557.78	6,241,157.22	50.50%
Category: 570 - Debt Service & Capital Replacement						
111-5611-57410 PRINCIPAL PAYMENT	606,744.04	606,744.04	52,190.02	361,605.57	245,138.47	40.40 %
111-5611-57415 INTEREST EXPENSE	625,253.60	625,253.60	50,476.45	357,059.72	268,193.88	42.89 %
Category: 570 - Debt Service & Capital Replacement Total:	1,231,997.64	1,231,997.64	102,666.47	718,665.29	513,332.35	41.67%
Category: 580 - Capital Outlay						
111-5611-58110 LAND-PURCHASE PRICE	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00 %
Category: 580 - Capital Outlay Total:	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00%
Expense Total:	15,277,654.96	15,277,835.95	2,402,898.62	7,206,572.01	8,071,263.94	52.83%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-6,049,107.96	-6,049,288.95	-2,049,877.81	-4,011,129.14	2,038,159.81	33.69%
Report Surplus (Deficit):	-6,049,107.96	-6,049,288.95	-2,049,877.81	-4,011,129.14	2,038,159.81	33.69%

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

Group Summary

Category	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue						
400 - Taxes	4,990,217.00	4,990,217.00	322,976.93	2,027,564.08	-2,962,652.92	59.37%
460 - Interest Income	112,000.00	112,000.00	29,643.88	237,385.03	125,385.03	111.95%
480 - Miscellaneous Income	4,126,330.00	4,126,330.00	400.00	930,493.76	-3,195,836.24	77.45%
Revenue Total:	9,228,547.00	9,228,547.00	353,020.81	3,195,442.87	-6,033,104.13	65.37%
Expense						
510 - Personnel Services	667,492.32	667,673.31	62,298.72	364,415.86	303,257.45	45.42%
520 - Supplies	8,300.00	8,300.00	403.08	2,958.08	5,341.92	64.36%
540 - Materials for Maintenance	10,150.00	10,150.00	1,975.00	1,975.00	8,175.00	80.54%
560 - Contractual Services	12,359,715.00	12,359,715.00	2,235,555.35	6,118,557.78	6,241,157.22	50.50%
570 - Debt Service & Capital Replacement	1,231,997.64	1,231,997.64	102,666.47	718,665.29	513,332.35	41.67%
580 - Capital Outlay	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00%
Expense Total:	15,277,654.96	15,277,835.95	2,402,898.62	7,206,572.01	8,071,263.94	52.83%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-6,049,107.96	-6,049,288.95	-2,049,877.81	-4,011,129.14	2,038,159.81	33.69%
Report Surplus (Deficit):	-6,049,107.96	-6,049,288.95	-2,049,877.81	-4,011,129.14	2,038,159.81	33.69%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CC	-6,049,107.96	-6,049,288.95	-2,049,877.81	-4,011,129.14	2,038,159.81
Report Surplus (Deficit):	-6,049,107.96	-6,049,288.95	-2,049,877.81	-4,011,129.14	2,038,159.81

Wylie Economic Development Corporation
Statement of Net Position
As of April 30, 2025

Assets

Cash and cash equivalents	\$ 10,226,944.78	
Receivables	\$ 684,000.00	Note 1
Inventories	\$ 14,063,964.34	
Prepaid Items	\$ -	
Total Assets	\$ 24,974,909.12	

Deferred Outflows of Resources

Pensions	\$ 84,397.55
Total deferred outflows of resources	\$ 84,397.55

Liabilities

Accounts Payable and other current liabilities	\$ 418,126.26	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 326,489.39	Note 3
Due in more than one year	\$ 14,482,701.43	
Total Liabilities	\$ 15,228,517.08	

Deferred Inflows of Resources

Pensions	\$ (8,542.41)
Total deferred inflows of resources	\$ (8,542.41)

Net Position

Net investment in capital assets	\$ -
Unrestricted	\$ 9,822,247.18
Total Net Position	\$ 9,822,247.18

Note 1: Includes incentives in the form of forgivable loans for \$34,000 (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 04/30/2025

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	10,224,944.78
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	684,000.00
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
111-1000-14116	INVENTORY - LAND & BUILDINGS	14,063,964.34
111-1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	802,000.00
Total Assets:		25,776,909.12
		<u>25,776,909.12</u>
Liability		
111-2000-20110	FEDERAL INCOME TAX PAYABLE	0.00
111-2000-20111	MEDICARE PAYABLE	0.00
111-2000-20112	CHILD SUPPORT PAYABLE	0.00
111-2000-20113	CREDIT UNION PAYABLE	0.00
111-2000-20114	IRS LEVY PAYABLE	0.00
111-2000-20115	NATIONWIDE DEFERRED COMP	0.00
111-2000-20116	HEALTH INSUR PAY-EMPLOYEE	-2,461.75
111-2000-20117	TMRS PAYABLE	10,457.37
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	5,538.82
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00
111-2000-20132	EMP CARE FLITE	-3.00
111-2000-20133	Unemployment Comp Payable	328.70
111-2000-20151	ACCRUED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	49.46
111-2000-20199	MISC PAYROLL PAYABLE	0.00
111-2000-20201	AP PENDING	0.00
111-2000-20210	ACCOUNTS PAYABLE	0.00
111-2000-20530	PROPERTY TAXES PAYABLE	0.00
111-2000-20540	NOTES PAYABLE	802,000.00
111-2000-20610	RETAINAGE PAYABLE	404,216.66

Balance Sheet

As Of 04/30/2025

Account	Name	Balance
111-2000-20810	DUE TO GENERAL FUND	0.00
111-2000-22270	DEFERRED INFLOW	0.00
111-2000-22275	DEF INFLOW - LEASE PRINCIPAL	0.00
111-2000-22280	DEFERRED INFLOW - LEASE INT	0.00
111-2000-22915	RENTAL DEPOSITS	1,200.00
Total Liability:		1,221,326.26

Equity

111-3000-34110	FUND BALANCE - RESERVED	0.00
111-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	28,566,712.00
Total Beginning Equity:		28,566,712.00
Total Revenue		3,195,442.87
Total Expense		7,206,572.01
Revenues Over/Under Expenses		-4,011,129.14
Total Equity and Current Surplus (Deficit):		24,555,582.86
Total Liabilities, Equity and Current Surplus (Deficit):		<u>25,776,909.12</u>

Balance Sheet

As Of 04/30/2025

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	7,281,368.05
	Total Liability:	7,281,368.05
	Total Equity and Current Surplus (Deficit):	0.00
	Total Liabilities, Equity and Current Surplus (Deficit):	7,281,368.05
	*** FUND 922 OUT OF BALANCE ***	-7,281,368.05

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

Wylie Economic Development Corporation

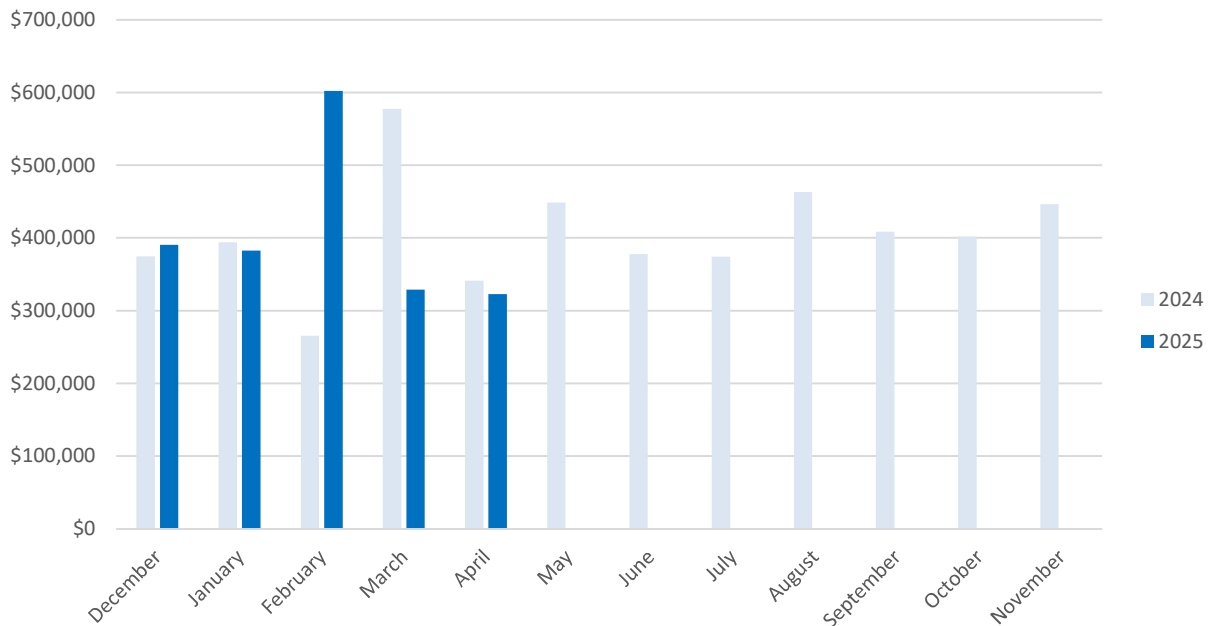
SALES TAX REPORT

April 30, 2025

BUDGETED YEAR

MONTH	FY 2022	FY 2023	FY 2024	FY 2025	DIFF 24 vs. 25	% DIFF 24 vs. 25
DECEMBER	\$ 263,577.66	\$ 338,726.54	\$ 374,686.38	\$ 390,604.04	\$ 15,917.66	4.25%
JANUARY	\$ 326,207.92	\$ 368,377.73	\$ 393,994.39	\$ 382,610.55	\$ (11,383.84)	-2.89%
FEBRUARY	\$ 417,896.79	\$ 480,381.11	\$ 265,491.94	\$ 602,324.24	\$ 336,832.30	126.87%
MARCH	\$ 305,605.50	\$ 313,686.17	\$ 577,757.71	\$ 329,048.32	\$ (248,709.40)	-43.05%
APRIL	\$ 265,773.80	\$ 310,050.94	\$ 341,335.06	\$ 322,976.93	\$ (18,358.13)	-5.38%
MAY	\$ 401,180.20	\$ 434,878.33	\$ 448,671.55	\$ -		0.00%
JUNE	\$ 343,371.26	\$ 330,236.89	\$ 377,949.25	\$ -		0.00%
JULY	\$ 331,432.86	\$ 379,162.00	\$ 374,225.20	\$ -		0.00%
AUGUST	\$ 429,696.16	\$ 448,253.70	\$ 463,185.29	\$ -		0.00%
SEPTEMBER	\$ 337,512.61	\$ 371,880.65	\$ 408,571.56	\$ -		0.00%
OCTOBER	\$ 346,236.36	\$ 377,466.67	\$ 402,154.81	\$ -		0.00%
NOVEMBER	\$ 392,790.84	\$ 458,694.91	\$ 446,217.04	\$ -		0.00%
Sub-Total	\$ 4,161,281.96	\$ 4,611,795.64	\$ 4,874,240.18	\$ 2,027,564.07	\$ 74,298.59	6.65%
Total	\$ 4,161,281.96	\$ 4,611,795.64	\$ 4,874,240.18	\$ 2,027,564.07	\$ 74,298.59	6.65%

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: April SlsTx Revenue is actually February SlsTx and is therefore the 5th allocation in FY25.

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

April 30, 2025

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE	
AMERICAN ENTITLEMENTS II	\$ 35,000.00	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,000.00	\$ 35,000.00	
AXL	\$ 65,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,500.00	\$ 51,500.00	
GLEN ECHO BREWING	\$ 100,000.00	\$ 30,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000.00	\$ 50,000.00	\$ 100,000.00	A
MLKJ	\$ 80,000.00	\$ -	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ 80,000.00	\$ -	\$ 80,000.00	B
CLF II LI WYLIE (LOVETT)	\$ 1,300,000.00	\$ 650,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000.00	\$ 1,300,000.00	
PHOENIX ASCENDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	C
SANDEN INTERNATIONAL	\$ 500,000.00	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000.00	\$ 500,000.00	
SANDS PHARMACY	\$ 40,000.00	\$ 40,000.00								
	<u>\$ 2,120,000.00</u>	<u>\$ 937,000.00</u>	<u>\$ 60,000.00</u>	<u>\$ 40,000.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 100,000.00</u>	<u>\$ 1,069,500.00</u>	<u>\$ 2,066,500.00</u>	
							Deferred Outflow	\$ 802,000.00		

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

B. Performance Agreement (\$80,000) and Forgivable Land Grant (\$200,000 forgiven over 3 years). \$50,000 CO & \$50,000/year in 2027, 2028, & 2029.

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



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 May 31, 2025.

Recommendation

Motion to approve the Item as presented.

Discussion

The Wylie Economic Development Corporation (WEDC) Board of Directors approved the attached financials on June 18, 2025.

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP							
Revenue							
Category: 400 - Taxes							
111-4000-40210	SALES TAX	4,990,217.00	4,990,217.00	471,458.46	2,499,022.54	-2,491,194.46	49.92 %
Category: 400 - Taxes Total:		4,990,217.00	4,990,217.00	471,458.46	2,499,022.54	-2,491,194.46	49.92%
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	112,000.00	112,000.00	27,073.05	264,458.08	152,458.08	236.12 %
Category: 460 - Interest Income Total:		112,000.00	112,000.00	27,073.05	264,458.08	152,458.08	136.12%
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	4,800.00	4,800.00	400.00	4,900.00	100.00	102.08 %
111-4000-48410	MISCELLANEOUS INCOME	0.00	0.00	0.00	400.00	400.00	0.00 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	4,121,530.00	4,121,530.00	0.00	925,593.76	-3,195,936.24	77.54 %
Category: 480 - Miscellaneous Income Total:		4,126,330.00	4,126,330.00	400.00	930,893.76	-3,195,436.24	77.44%
Revenue Total:		9,228,547.00	9,228,547.00	498,931.51	3,694,374.38	-5,534,172.62	59.97%
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	470,558.40	470,558.40	58,479.96	313,673.42	156,884.98	33.34 %
111-5611-51140	LONGEVITY PAY	2,807.68	2,807.68	0.00	2,664.00	143.68	5.12 %
111-5611-51310	TMRS	74,649.83	74,649.83	9,222.33	49,838.43	24,811.40	33.24 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	79,943.76	79,943.76	6,505.41	52,032.24	27,911.52	34.91 %
111-5611-51420	LONG-TERM DISABILITY	1,741.07	1,741.07	82.41	649.62	1,091.45	62.69 %
111-5611-51440	FICA	29,348.70	29,348.70	3,442.54	18,321.12	11,027.58	37.57 %
111-5611-51450	MEDICARE	6,863.81	6,863.81	805.09	4,284.71	2,579.10	37.58 %
111-5611-51470	WORKERS COMP PREMIUM	994.07	1,175.06	0.00	1,175.06	0.00	0.00 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	585.00	585.00	0.00	315.00	270.00	46.15 %
Category: 510 - Personnel Services Total:		667,492.32	667,673.31	78,537.74	442,953.60	224,719.71	33.66%
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	32.49	1,270.12	3,729.88	74.60 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	223.85	76.15	25.38 %
111-5611-52810	FOOD SUPPLIES	3,000.00	3,000.00	392.98	1,889.58	1,110.42	37.01 %
Category: 520 - Supplies Total:		8,300.00	8,300.00	425.47	3,383.55	4,916.45	59.23%
Category: 540 - Materials for Maintenance							
111-5611-54610	FURNITURE & FIXTURES	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
111-5611-54810	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	1,975.00	5,675.00	74.18 %
Category: 540 - Materials for Maintenance Total:		10,150.00	10,150.00	0.00	1,975.00	8,175.00	80.54%
Category: 560 - Contractual Services							
111-5611-56030	INCENTIVES	1,741,250.00	1,741,250.00	650,000.00	918,000.00	823,250.00	47.28 %
111-5611-56040	SPECIAL SERVICES	87,270.00	87,270.00	499.19	42,884.19	44,385.81	50.86 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	71,000.00	71,000.00	3,690.96	10,216.01	60,783.99	85.61 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTUR	9,020,667.00	9,020,667.00	432,801.63	5,859,068.27	3,161,598.73	35.05 %
111-5611-56080	ADVERTISING	226,125.00	226,125.00	13,845.47	94,070.78	132,054.22	58.40 %
111-5611-56090	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	5,267.39	27,724.73	46,725.27	62.76 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	521.18	3,637.77	4,262.23	53.95 %
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	95,500.00	95,500.00	5,361.15	64,278.91	31,221.09	32.69 %
111-5611-56250	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	1,194.17	67,779.20	23,273.80	25.56 %
111-5611-56310	INSURANCE	6,800.00	6,800.00	0.00	6,119.85	680.15	10.00 %
111-5611-56510	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	0.00	16,944.20	36,055.80	68.03 %
111-5611-56570	ENGINEERING/ARCHITECTURAL	855,300.00	855,300.00	15,255.68	117,137.48	738,162.52	86.30 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	0.00	1,133.21	1,266.79	52.78 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 05/31/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Category: 560 - Contractual Services Total:	12,359,715.00	12,359,715.00	1,130,686.82	7,249,244.60	5,110,470.40	41.35%
Category: 570 - Debt Service & Capital Replacement						
111-5611-57410 PRINCIPAL PAYMENT	606,744.04	606,744.04	52,369.04	413,974.61	192,769.43	31.77 %
111-5611-57415 INTEREST EXPENSE	625,253.60	625,253.60	50,297.43	407,357.15	217,896.45	34.85 %
Category: 570 - Debt Service & Capital Replacement Total:	1,231,997.64	1,231,997.64	102,666.47	821,331.76	410,665.88	33.33%
Category: 580 - Capital Outlay						
111-5611-58110 LAND-PURCHASE PRICE	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00 %
Category: 580 - Capital Outlay Total:	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00%
Expense Total:	15,277,654.96	15,277,835.95	1,312,316.50	8,518,888.51	6,758,947.44	44.24%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-6,049,107.96	-6,049,288.95	-813,384.99	-4,824,514.13	1,224,774.82	20.25%
Report Surplus (Deficit):	-6,049,107.96	-6,049,288.95	-813,384.99	-4,824,514.13	1,224,774.82	20.25%

Budget Report

For Fiscal: 2024-2025 Period Ending: 05/31/2025

Group Summary

Category	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue						
400 - Taxes	4,990,217.00	4,990,217.00	471,458.46	2,499,022.54	-2,491,194.46	49.92%
460 - Interest Income	112,000.00	112,000.00	27,073.05	264,458.08	152,458.08	136.12%
480 - Miscellaneous Income	4,126,330.00	4,126,330.00	400.00	930,893.76	-3,195,436.24	77.44%
Revenue Total:	9,228,547.00	9,228,547.00	498,931.51	3,694,374.38	-5,534,172.62	59.97%
Expense						
510 - Personnel Services	667,492.32	667,673.31	78,537.74	442,953.60	224,719.71	33.66%
520 - Supplies	8,300.00	8,300.00	425.47	3,383.55	4,916.45	59.23%
540 - Materials for Maintenance	10,150.00	10,150.00	0.00	1,975.00	8,175.00	80.54%
560 - Contractual Services	12,359,715.00	12,359,715.00	1,130,686.82	7,249,244.60	5,110,470.40	41.35%
570 - Debt Service & Capital Replacement	1,231,997.64	1,231,997.64	102,666.47	821,331.76	410,665.88	33.33%
580 - Capital Outlay	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00%
Expense Total:	15,277,654.96	15,277,835.95	1,312,316.50	8,518,888.51	6,758,947.44	44.24%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-6,049,107.96	-6,049,288.95	-813,384.99	-4,824,514.13	1,224,774.82	20.25%
Report Surplus (Deficit):	-6,049,107.96	-6,049,288.95	-813,384.99	-4,824,514.13	1,224,774.82	20.25%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CORP	-6,049,107.96	-6,049,288.95	-813,384.99	-4,824,514.13	1,224,774.82
Report Surplus (Deficit):	-6,049,107.96	-6,049,288.95	-813,384.99	-4,824,514.13	1,224,774.82

Wylie Economic Development Corporation
Statement of Net Position
As of May 31, 2025

Assets

Cash and cash equivalents	\$ 9,411,682.38	
Receivables	\$ 684,000.00	Note 1
Inventories	\$ 14,063,964.34	
Prepaid Items	\$ -	
Total Assets	\$ 24,159,646.72	

Deferred Outflows of Resources

Pensions	\$ 84,397.55	
Total deferred outflows of resources	\$ 84,397.55	

Liabilities

Accounts Payable and other current liabilities	\$ 416,248.85	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 274,120.35	Note 3
Due in more than one year	\$ 14,482,701.43	
Total Liabilities	\$ 15,174,270.63	

Deferred Inflows of Resources

Pensions	\$ (8,542.41)	
Total deferred inflows of resources	\$ (8,542.41)	

Net Position

Net investment in capital assets	\$ -	
Unrestricted	\$ 9,061,231.23	
Total Net Position	\$ 9,061,231.23	

Note 1: Includes incentives in the form of forgivable loans for \$34,000 (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 05/31/2025

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	9,409,682.38
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	684,000.00
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
111-1000-14116	INVENTORY - LAND & BUILDINGS	14,063,964.34
111-1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	152,000.00
Total Assets:		24,311,646.72
		<u>24,311,646.72</u>
Liability		
111-2000-20110	FEDERAL INCOME TAX PAYABLE	0.00
111-2000-20111	MEDICARE PAYABLE	0.00
111-2000-20112	CHILD SUPPORT PAYABLE	0.00
111-2000-20113	CREDIT UNION PAYABLE	0.00
111-2000-20114	IRS LEVY PAYABLE	0.00
111-2000-20115	NATIONWIDE DEFERRED COMP	0.00
111-2000-20116	HEALTH INSUR PAY-EMPLOYEE	5,465.32
111-2000-20117	TMRS PAYABLE	220.67
111-2000-20118	ROTH IRA PAYABLE	0.00
111-2000-20119	WORKERS COMP PAYABLE	0.00
111-2000-20120	FICA PAYABLE	0.00
111-2000-20121	TEC PAYABLE	0.00
111-2000-20122	STUDENT LOAN LEVY PAYABLE	0.00
111-2000-20123	ALIMONY PAYABLE	0.00
111-2000-20124	BANKRUPTCY PAYABLE	0.00
111-2000-20125	VALIC DEFERRED COMP	0.00
111-2000-20126	ICMA PAYABLE	0.00
111-2000-20127	EMP. LEGAL SERVICES PAYABLE	0.00
111-2000-20130	FLEXIBLE SPENDING ACCOUNT	6,286.04
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00
111-2000-20132	EMP CARE FLITE	-3.00
111-2000-20133	Unemployment Comp Payable	13.70
111-2000-20151	ACCRUED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	49.46
111-2000-20199	MISC PAYROLL PAYABLE	0.00
111-2000-20201	AP PENDING	0.00
111-2000-20210	ACCOUNTS PAYABLE	0.00
111-2000-20530	PROPERTY TAXES PAYABLE	0.00
111-2000-20540	NOTES PAYABLE	152,000.00
111-2000-20610	RETAINAGE PAYABLE	404,216.66

Balance Sheet

As Of 05/31/2025

Account	Name	Balance
111-2000-20810	DUE TO GENERAL FUND	0.00
111-2000-22270	DEFERRED INFLOW	0.00
111-2000-22275	DEF INFLOW - LEASE PRINCIPAL	0.00
111-2000-22280	DEFERRED INFLOW - LEASE INT	0.00
111-2000-22915	RENTAL DEPOSITS	1,200.00
Total Liability:		569,448.85

Equity

111-3000-34110	FUND BALANCE - RESERVED	0.00
111-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	28,566,712.00
Total Beginning Equity:		28,566,712.00
Total Revenue		3,694,374.38
Total Expense		8,518,888.51
Revenues Over/Under Expenses		-4,824,514.13
Total Equity and Current Surplus (Deficit):		23,742,197.87
Total Liabilities, Equity and Current Surplus (Deficit):		<u>24,311,646.72</u>

Balance Sheet

As Of 05/31/2025

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	7,281,368.05
	Total Liability:	7,281,368.05
	Total Equity and Current Surplus (Deficit):	0.00
	Total Liabilities, Equity and Current Surplus (Deficit):	7,281,368.05
	*** FUND 922 OUT OF BALANCE ***	-7,281,368.05

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

Wylie Economic Development Corporation

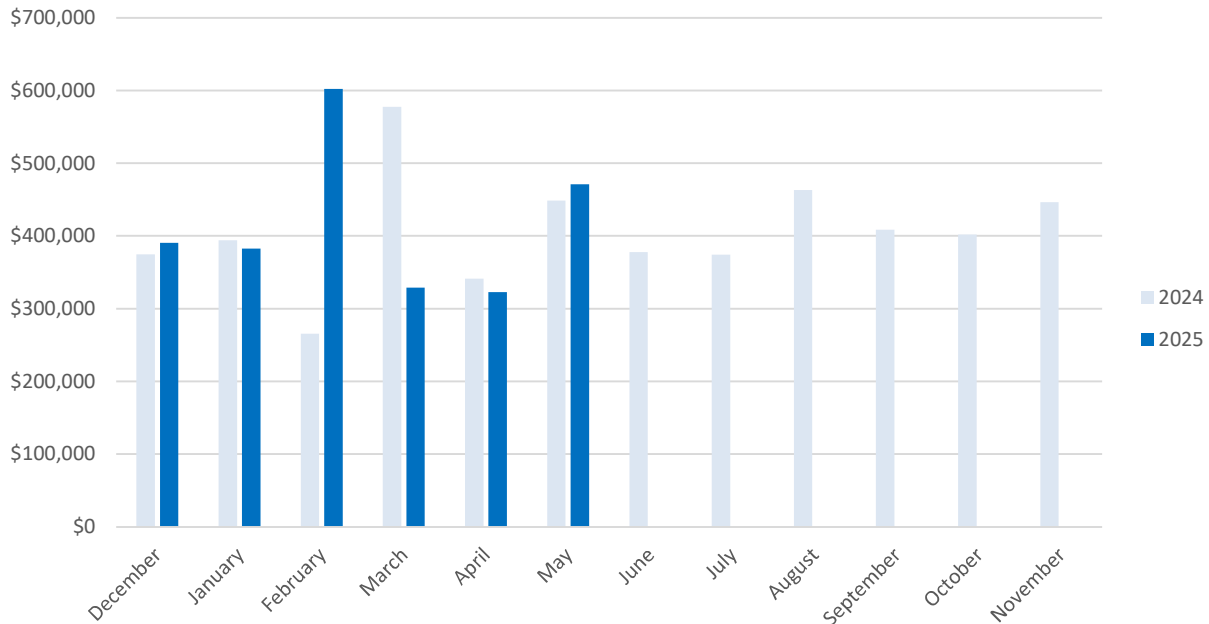
SALES TAX REPORT

May 31, 2025

BUDGETED YEAR

MONTH	FY 2022	FY 2023	FY 2024	FY 2025	DIFF 24 vs. 25	% DIFF 24 vs. 25
DECEMBER	\$ 263,577.66	\$ 338,726.54	\$ 374,686.38	\$ 390,604.04	\$ 15,917.66	4.25%
JANUARY	\$ 326,207.92	\$ 368,377.73	\$ 393,994.39	\$ 382,610.55	\$ (11,383.84)	-2.89%
FEBRUARY	\$ 417,896.79	\$ 480,381.11	\$ 265,491.94	\$ 602,324.24	\$ 336,832.30	126.87%
MARCH	\$ 305,605.50	\$ 313,686.17	\$ 577,757.71	\$ 329,048.32	\$ (248,709.40)	-43.05%
APRIL	\$ 265,773.80	\$ 310,050.94	\$ 341,335.06	\$ 322,976.93	\$ (18,358.13)	-5.38%
MAY	\$ 401,180.20	\$ 434,878.33	\$ 448,671.55	\$ 471,458.46	\$ 22,786.91	5.08%
JUNE	\$ 343,371.26	\$ 330,236.89	\$ 377,949.25	\$ -		0.00%
JULY	\$ 331,432.86	\$ 379,162.00	\$ 374,225.20	\$ -		0.00%
AUGUST	\$ 429,696.16	\$ 448,253.70	\$ 463,185.29	\$ -		0.00%
SEPTEMBER	\$ 337,512.61	\$ 371,880.65	\$ 408,571.56	\$ -		0.00%
OCTOBER	\$ 346,236.36	\$ 377,466.67	\$ 402,154.81	\$ -		0.00%
NOVEMBER	\$ 392,790.84	\$ 458,694.91	\$ 446,217.04	\$ -		0.00%
Sub-Total	\$ 4,161,281.96	\$ 4,611,795.64	\$ 4,874,240.18	\$ 2,499,022.53	\$ 97,085.50	7.07%
Total	\$ 4,161,281.96	\$ 4,611,795.64	\$ 4,874,240.18	\$ 2,499,022.53	\$ 97,085.50	7.07%

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: May SlsTx Revenue is actually March SlsTx and is therefore the 6th allocation in FY25.

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

May 31, 2025

	TOTAL INCENTIVE						REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE
PERFORMANCE AGREEMENTS		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029			
AMERICAN ENTITLEMENTS II	\$	35,000.00	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	\$ 23,000.00	\$ 35,000.00
AXL	\$	65,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ 46,500.00	\$ 51,500.00
GLEN ECHO BREWING	\$	100,000.00	\$ 30,000.00	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00	\$ 50,000.00	\$ 100,000.00
MLKJ	\$	80,000.00	\$ -	\$ 40,000.00	\$ 40,000.00	\$ -	\$ 80,000.00	\$ -	\$ 80,000.00
CLF II LI WYLIE (LOVETT)	\$	1,300,000.00	\$ 650,000.00	\$ -	\$ -	\$ -	\$ -	\$ 650,000.00	\$ 1,300,000.00
PHOENIX ASCENDING	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SANDEN INTERNATIONAL	\$	500,000.00	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ 300,000.00	\$ 500,000.00
SANDS PHARMACY	\$	40,000.00	\$ 40,000.00						
	\$	2,120,000.00	\$ 937,000.00	\$ 60,000.00	\$ 40,000.00	\$ -	\$ -	\$ 100,000.00	\$ 2,066,500.00
							\$ 152,000.00		

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

B. Performance Agreement (\$80,000) and Forgiveable Land Grant (\$200,000 forgiven over 3 years). \$50,000 CO & \$50,000/year in 2027, 2028, & 2029.

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



Wylie City Council

AGENDA REPORT

Department: Parks and Recreation
Prepared By: Janet Pieper

Account Code: _____

Subject

Consider, and act upon, approval of the Back the Future event at Olde City Park on September 20, 2025.

Recommendation

Motion to approve the Item as presented.

Discussion

The Wylie Independent School District (WISD) Council of PTAs representative is requesting to host their annual event at Olde City Park. Their goal is to help raise funds for their non-profit organization and to promote unity between the school district and the City. The organization plans to schedule food vendor trucks and invite vendors to sell miscellaneous items. The Council and local PTAs will also sell memberships, yard signs, and spirit wear items, as well as provide entertainment.



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**

W-9 Council of PTAs.pdf

78.65KB

Contact Information**Primary Contact Name ***

Becky Welch

Event Information**Event Name/Title ***

Back the Future

Event Type *

Other

If other, please explain *

Community Social Event

Purpose of event *

Promote Unity Between our School District and City

Event Location *

Olde City Park

112 S Ballard Avenue

Proposed Event Date *

09/20/2025

Alternative Event Date *

09/20/2025

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**

The council and local PTAs will be selling yard signs and spirit wear items. We will also have other vendors selling apparel, books, candles, food, toys, etc.

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

Kona Ice

In and Out Burger

Possible Taco Truck- Lalos

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

Anticipated number of Participating Vendors *

75

Anticipated Event Attendance *

1,000

Event Target Audience *

Wylie ISD Families and Wylie Residents

Event Details *

Back the Future is a free fun-filled event that helps unite Wylie ISD and the City of Wylie. This is a welcome back to the new school year event that includes all of our local PTAs coming together to celebrate the new year and our pride in our schools. PTAs will be set up with spirit wear and games that are free for the public to enjoy playing. We will have other for-sale vendors set up along with inflatables and face painting all free to the public as well. In and Out Burger will be set up and giving out 300 free meals. We will have a pep rally with mascot dance off competition at 6pm.

Event Announcement and/or Flyers

2025 BTF Save the Date.png

355.39KB

Signature



Date

05/29/2025



SAVE THE DATE

September 20, 2025

4 - 7 pm

Olde City Park



WYLIE ISD

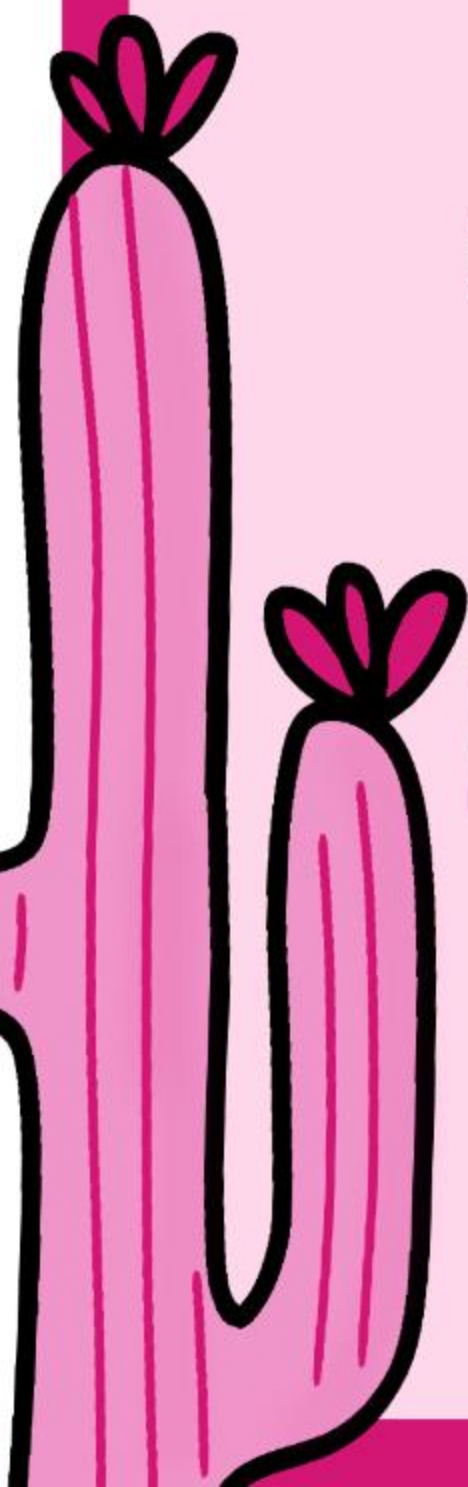
COUNCIL OF PTAS

PRESENTS



BACK THE FUTURE

Be on the lookout
for more details
soon!





Wylie City Council

AGENDA REPORT

Department: Parks and Recreation
Prepared By: Janet Pieper

Account Code: _____

Subject

Consider, and act upon, approval of the Fourth Annual Run for the Fatherless 5K/Fun Run event at Founders Park on November 22, 2025.

Recommendation

Motion to approve the Item as presented.

Discussion

This is the fourth year for the Connection Point Church to host this non-profit event. Their goal is to raise funds for the Hope for the Fatherless ministry. This ministry supports care for orphans in Ethiopia. The applicant plans to offer entertainment and sell registrations, beverages, prepackaged food, and other items from food truck vendors during their event.



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 *

Connection Point Church

Website**Please upload 501c3 Documents**

DFW Connection Point Church

1.62MB

IRS tax exempt.pdf

Are you a non profit? *☒ Yes ☐ No**Contact Information****Primary Contact Name ***

Daniel Montgomery

Event Information**Event Name/Title ***

Run for the Fatherless

Event Type *

5k/Walk

Purpose of event *

Fundraising for Hope for the Fatherless

Event Location *

Founders Park

851 Hensley Lane

Proposed Event Date *

11/22/2025

Alternative Event Date *

11/22/2025

Start Time *

08:00:00 AM

☐ Include Setup**End Time ***

12:00:00 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**

Possible coffee trailer and race shirt is included with registration.

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

Store purchased Bottled water and cereal bars

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

Anticipated number of Participating Vendors *

2

Anticipated Event Attendance *

150

Event Target Audience *

Runners and local community

Event Details *

5k and 1 mile fun run. Money raised will go to Hope for the Fatherless in Ethiopia to help with the orphan crisis in their country.

Event Announcement and/or Flyers

Signature

A handwritten signature in black ink on a light gray rectangular background. The signature is stylized and appears to be 'J. M. S. J.'

Date

05/23/2025



Wylie City Council

AGENDA REPORT

Department: Finance
Prepared By: Melissa Brown

Account Code: _____

Subject

Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for May 31, 2025.

Recommendation

Motion to approve the Item as presented.

Discussion

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

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

5/31/2025

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2024-2025	CURRENT MONTH ACTUAL 2024-2025	YTD ACTUAL 2024-2025	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 66.67%
GENERAL FUND REVENUE SUMMARY					
TAXES	45,294,073	1,108,156	39,908,306	88.11%	A
FRANCHISE FEES	2,955,800	1,053,457	2,122,976	71.82%	B
LICENSES AND PERMITS	1,046,000	144,451	715,768	68.43%	
INTERGOVERNMENTAL REV.	5,121,829	20,786	2,016,959	39.38%	C
SERVICE FEES	6,459,688	673,674	3,789,415	58.66%	D
COURT FEES	350,750	58,904	314,771	89.74%	
INTEREST INCOME	1,500,000	104,235	751,524	50.10%	E
MISCELLANEOUS INCOME	290,416	9,154	160,933	55.41%	
OTHER FINANCING SOURCES	2,740,520	8,854	2,758,310	100.65%	F
REVENUES	65,759,076	3,181,671	52,538,962	79.90%	
USE OF FUND BALANCE	2,432,100	0	0	0.00%	
USE OF CARRY-FORWARD FUNDS	1,980,558	NA	NA	NA	G
TOTAL REVENUES	70,171,734	3,181,671	52,538,962	74.87%	
GENERAL FUND EXPENDITURE SUMMARY					
CITY COUNCIL	94,359	3,563	38,576	40.88%	
CITY MANAGER	1,472,955	160,090	923,570	62.70%	
CITY SECRETARY	505,633	45,227	327,856	64.84%	
CITY ATTORNEY	320,000	30,594	197,181	61.62%	
FINANCE	1,524,785	132,066	1,102,533	72.31%	H
FACILITIES	1,461,530	83,911	786,886	53.84%	
MUNICIPAL COURT	724,335	69,354	434,892	60.04%	
HUMAN RESOURCES	998,662	80,608	628,509	62.94%	
PURCHASING	365,026	44,200	224,914	61.62%	
INFORMATION TECHNOLOGY	2,505,097	198,074	1,821,020	72.69%	I
POLICE	17,512,572	2,081,265	11,306,387	64.56%	
FIRE	14,709,200	1,416,242	9,854,061	66.99%	
EMERGENCY COMMUNICATIONS	4,481,739	211,298	2,156,974	48.13%	
ANIMAL CONTROL	1,763,524	87,599	1,076,380	61.04%	
EMERGENCY MEDICAL SERVICES	3,820,682	266,500	1,887,155	49.39%	
PLANNING	445,316	47,334	273,573	61.43%	
BUILDING INSPECTION	576,329	61,299	340,460	59.07%	
CODE ENFORCEMENT	455,047	34,405	308,319	67.76%	
STREETS	5,878,275	364,970	2,636,304	44.85%	
PARKS	2,598,402	285,427	1,299,092	50.00%	
LIBRARY	2,796,971	273,864	1,747,373	62.47%	
COMBINED SERVICES	5,898,128	117,714	3,029,692	51.37%	
TOTAL EXPENDITURES	70,908,567	6,095,604	42,401,705	59.80%	
REVENUES OVER/(UNDER) EXPENDITURES	-736,833	-2,913,933	10,137,258	15.07%	
<p>A. Property Tax Collections for FY24-25 as of May 31, 2025 are 98.95%, in comparison to FY23-24 for the same time period of 98.92%. Sales tax is on a 2 month lag and six months have been received. Sales Tax has increased 4.04% from the same time period last year.</p> <p>B. Franchise Fees: Most franchise fees are recognized quarterly with electric fees making up the majority. FEC pays yearly and it was received in May.</p> <p>C. Intergovernmental Rev: The majority of intergovernmental revenues come from monthly WISD reimbursements and Fire Services which are billed semi annually. Fire Services has received the first semi annual payment.</p> <p>D. Service Fees: Trash fees billed in October are applicable towards FY 2023-24 revenue with the remaining fees coming from other seasonal fees and EMS revenue. Only seven months of Trash fees have been received.</p> <p>E. Interest Rates have gone down slightly.</p> <p>F. Yearly transfer from Utility Fund</p> <p>G. Largest Carry Forward items: \$800,000 for Animal Shelter Remodel, \$615,587 for Ambulance and 2 Chassis, \$126,900 for Annual Emergency Comm Annual Radio Replacement, \$124,630 for Brown Street Railroad Project, \$100,000 Pavement Condition Index</p> <p>H. Yearly audit and county appraisal fees.</p> <p>I. Annual maintenance agreements.</p>					

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

May 31, 2025

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2024-2025	CURRENT MONTH ACTUAL 2024-2025	YTD ACTUAL 2024-2025	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 66.67%
UTILITY FUND REVENUES SUMMARY					
SERVICE FEES	30,792,578	2,451,479	17,393,793	56.49%	J
INTEREST INCOME	850,000	96,105	776,623	91.37%	
MISCELLANEOUS INCOME	70,000	1,915	24,885	35.55%	
OTHER FINANCING SOURCES				0.00%	
REVENUES	31,712,578	2,549,499	18,195,301	57.38%	
USE OF FUND BALANCE	0	NA	0	0	K
USE OF CARRY-FORWARD FUNDS	341,718	NA	NA	NA	
TOTAL REVENUES	32,054,296	NA	18,195,301	56.76%	
UTILITY FUND EXPENDITURE SUMMARY					
UTILITY ADMINISTRATION	672,527	107,320	438,751	65.24%	L
UTILITIES - WATER	5,496,800	341,876	1,955,855	35.58%	
CITY ENGINEER	1,158,651	74,054	547,421	47.25%	
UTILITIES - SEWER	2,571,080	257,465	1,265,849	49.23%	
UTILITY BILLING	2,001,713	146,031	1,041,223	52.02%	M
COMBINED SERVICES	21,242,116	1,396,861	16,221,734	76.37%	
TOTAL EXPENDITURES	33,142,887	2,323,607	21,470,833	64.78%	
REVENUES OVER/(UNDER) EXPENDITURES	-1,088,592	225,891	-3,275,533	-8.02%	
J. Most Utility Fund Revenue billed in October was applicable to FY 2023-24. Only seven months have been received.					
K. Largest Carry Forward items: \$61,545 Dogwood Waterline Replacement Design, \$121,760 4X2 Dump Truck, \$72,820 Lead Copper Rule Revision, \$49,934 SCADA Upgrades					
L. \$1.5 Million budget for Dogwood Waterline Replacement has not been started and is skewing percentage down.					
M. Annual transfer to the General Fund.					



Wylie City Council

AGENDA REPORT

Department: Finance

Account Code: _____

Prepared By: Melissa Brown

Subject

Consider, and place on file, the City of Wylie Monthly Investment Report for May 31, 2025.

Recommendation

Motion to approve the Item as presented.

Discussion

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

City Of Wylie

2024-2025 Investment Report May 31, 2025

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

MMA
CCD
T-Bills
T-Notes
AN

Invest. Number	Principal Amount	Type Of Security	Interest Rate	Issuer	Purchase Date	Maturity Date
1	\$17,633,631.58	MMA	4.3077%	Texpool	12/31/2006	NA
2	\$18,244,612.88	MMA	4.2954%	TexStar	3/15/2011	NA
	\$35,878,244.46					

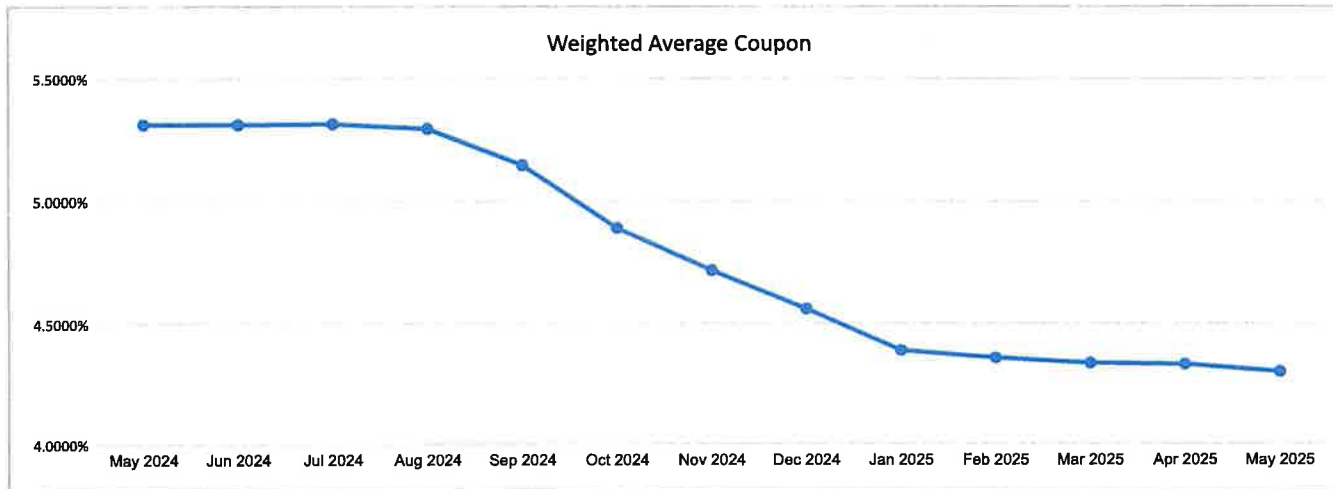
Total

Weighted Average Coupon:
Weighted Average Maturity (Days):

4.3014%
1.00

Money Markets:
Certificates of Deposits:

\$35,878,244.46
\$0.00
\$35,878,244.46



Melinda Brown 6-18-25
Finance Director/Investment Officer



Wylie City Council

AGENDA REPORT

Department: Finance

Prepared By: Melissa Brown

Account Code: See Exhibit A

Subject

Consider, and act upon, Ordinance No. 2025-25 amending Ordinance No. 2024-25, which established the fiscal year 2024-2025 budget, providing for repealing, savings, and severability clauses, and the effective date of this ordinance.

Recommendation

Motion to approve the Item as presented.

Discussion

This amendment is to recognize insurance recoveries from the March 2025 hail storm and budget the expense needed to repair/replace the damaged vehicles and roofs. There was a \$500 deductible for each vehicle and one \$5,000 deductible for the roof repairs. Two General Fund vehicles were totaled and three 4B Parks vehicles were totaled. Twenty-seven vehicles are being repaired. Four roofs are being replaced - Animal Shelter, Fire Station 1 and 2, and a Utility Fund Pump Station. The insurance recovery and expense for the vehicle repairs will be paid for from the General Fund Fund Balance. The vehicle replacements and roof repairs will be in the appropriate funds and departments. The Utility Fund Pump Station is budget neutral.

The breakdown is shown as follows:

Insurance Recovery General Fund	\$488,777.04
Cost to Repair/Replace Vehicles General Fund	\$467,216.59
Cost to Repair Roofs	\$85,360.00
Net Expense to General Fund	\$63,799.55

Insurance Recovery 4B Sales Tax Fund	\$67,758.00
Cost to Replace 3 Vehicles	\$146,570.07
Net Expense to 4B Sales Tax Fund	\$78,812.07

ORDINANCE NO. 2025-25**AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING ORDINANCE NO. 2024-25, WHICH ESTABLISHED THE BUDGET FOR FISCAL YEAR 2024-2025; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City Council heretofore adopted Ordinance No. 2024-25 setting forth the Budget for Fiscal Year 2024-2025 beginning October 1, 2024, and ending September 30, 2025; 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 2024-2025 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 2024-2025 Budget of the City of Wylie; Exhibit A, as heretofore adopted by Ordinance No. 2025-25, are completely adopted and approved as amendments to the said FY 2024-2025 Budget.

SECTION II: All portions of the existing FY 2024-2025 Budget and Ordinance No. 2024-25, except as specifically herein amended, shall remain in full force and effect, and not be otherwise affected by the adoption of the amendatory ordinance.

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

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

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

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

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

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 24th day of June, 2025.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Budget Amendment
March 2025 Hail Damage

Exhibit A

Fund	Department	Account Number	Account Description	Debit	Credit	Description
100	5181	54510	Motor Vehicles	369,503.21		Vehicle Repairs
100	5411	58510	Motor Vehicles (Capitalized)	97,713.38		2 New 1/2 Ton Trucks
100	5251	58910	Buildings (Capitalized)	14,565.00		Animal Shelter Roof Repair
100	5231	58910	Buildings (Capitalized)	70,795.00		Fire Station 1 and 2 Roof Repair
100	4000	49600	Insurance Recoveries		488,777.04	
		Total General Fund		552,576.59	488,777.04	
112	5614	58510	Motor Vehicles	146,570.07		3 New 1/2 Ton Trucks
112	4000	49600	Insurance Recoveries		67,758.00	Totaled Vehicles Insurance Payment
		Total 48 Parks		146,570.07	67,758.00	
611	5614	54910	Buildings	5,550.00		Pump Station Roof Repairs
611	4000	49600	Insurance Recoveries		5,550.93	Pump Station Insurance Payment
		Total 48 Parks		5,550.00	5,550.93	



Wylie City Council

AGENDA REPORT

Department: Purchasing

Account Code: _____

Prepared By: Christopher Rodriguez

Subject

Consider, and act upon, the approval of the purchase of five (5) Chevy trucks for Public Works and Parks in an estimated amount of \$244,284.00 from Sam Packs Five Star Chevrolet through a cooperative purchasing agreement with BuyBoard and authorizing the City Manager to execute any and all necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

The Public Works and Parks Department is seeking approval from the City Council to proceed with the purchase of five (5) Chevrolet trucks at an estimated total cost of \$244,284.00. This request comes in response to a recent severe hailstorm that resulted in significant damage to several departmental vehicles, five of which were deemed total losses by our insurance provider.

The replacement of these trucks is essential to maintaining operational effectiveness and ensuring that daily service delivery to the residents of Wylie continues without disruption. These vehicles support core functions such as infrastructure maintenance, park servicing, and seasonal operations. The timely acquisition of new trucks will allow our crews to remain fully equipped and minimize delays in project timelines.

The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 791 of the Texas Government Code and Section 271 Subchapter F of the Local Government Code and, by doing so, satisfies any State Law requiring local governments to seek competitive bids for items.

Staff recommends the purchase of these trucks for Public Works and Parks through a cooperative purchasing agreement with BuyBoard as providing the best value to the City.

(City of Wylie No. W2025-118; BuyBoard No. 724-23)



Wylie City Council

AGENDA REPORT

Department: Planning

Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2025-26 releasing a portion of the City of Wylie's Extraterritorial Jurisdiction, consisting of four tracts of land totaling 56.5 acres generally located on the east side of FM 544 at Alanis Drive.

Recommendation

Motion to approve the Item as presented.

Discussion

The City Secretary received a petition for the release of four lots totaling 56.5 acres as described in Exhibits "A" and "B". The property is generally located on the east side of FM 544 at Alanis Drive. 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.

This property in this petition is generally the same property in which a recent annexation and development agreement for a mobile home park was denied.

The property will still be serviced for EMS/Fire by WFD through an agreement with Collin County. General police service is provided by the Collin County Sheriff's office.

Chapter 42, Subchapter D of the Texas Local Government Code gives 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.

As a result, staff is recommending approval of the Ordinance.

ORDINANCE NO. 2025-26

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 FOUR TRACTS OF LAND TOTALING 56.5 ACRES, COLLIN COUNTY, TEXAS, GENERALLY LOCATED AT FM 544 AND ALANIS DRIVE, COLLIN 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, Wylie 33, LLC ("Landowner") is the sole owner of real property within that certain area of land consisting of four tracts of land of 56.5± acres, being described in Exhibit "A" located in Collin 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 Collin 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 24th day of June, 2025.

Matthew Porter, Mayor

**ATTESTED TO AND
CORRECTLY RECORDED BY:**

Stephanie Storm, City Secretary

Victoria Morris
(214) 953-6080 (Direct Dial)
(214) 953-5822 (Direct Fax)
[REDACTED]

May 14, 2025

VIA HAND DELIVERY

City of Wylie
Wylie Municipal Complex
300 Country Club Road, Building 100
Wylie, Texas 75098

Re: Petition for Removal from City of Wylie's Extraterritorial Jurisdiction.

To Whom It May Concern:

This firm represents WYLIE 33, LLC, the owner of certain property generally located at 1401 E FM 544, Wylie, Texas 75098, which is located within the City of Wylie's extraterritorial jurisdiction (the "Property").

Please accept the enclosed Petition for Removal from the City of Wylie's Extraterritorial Jurisdiction, which has been prepared in accordance with Chapter 42 of the Texas Local Government Code.

Should you have any questions, please do not hesitate to reach out.

Sincerely,


Victoria Morris

Encl.

**LANDOWNER PETITION FOR REMOVAL OF PROPERTY FROM CITY OF
WYLIE'S EXTRATERRITORIAL JURISDICTION**

The undersigned is the record owner ("the Owner") of the property generally located at 1401 E FM 544 and more particularly described in "Exhibit A" of this Petition (the "Property"). The Property is located within the Extraterritorial Jurisdiction ("ETJ") of the City of Wylie, Collin County, Texas.

A survey map of the Property is attached to this Petition as "Exhibit B".

In accordance with Section 42.102(b) of the Texas Local Government Code, the Owner owns 100% of the value of the Property and thus owns a majority in value of the Property.

Pursuant to Chapter 42, Subchapter D of the Texas Local Government Code, the Owner hereby files this Petition with the City of Wylie for the immediate release of the Property from the City of Wylie's ETJ.

In accordance with Section 42.105(b) of the Texas Local Government Code, the Owner also hereby requests written notification from the City of Wylie regarding the results of this Petition.

OWNER:

WYLIE 33, LLC, a Texas limited liability company

By: 

Name: David Zulejckic

Title: Manager

Date: 5.27.2025

Signatory Information:

Date of Birth: 

Residential Address: 7632 Highcroft Way
Plano, TX 75024

Owner's Mailing Address and Email:


WYLIE 33, LLC
PO Box 2590
Wylie, TX 75098-2590
Email: 

EXHIBIT A
Property Legal Descriptions

EXHIBIT A

TRACT 1: LEGAL DESCRIPTION + MAPTRACT 1: 14.2740 ACRES

BEING a 14.2740 acre tract of land located in the GECKLER ADDITION, LOT 1, BLOCK A,
C.C.C.I. NO. 2015-219, O.P.R.C.C.T.



ALTA/NSPS SURVEY OF
LOT 1, BLOCK A, GECKER ADDITION, BEING AN ADDITION TO
THE PLAT THEREOF FILED FOR RECORD IN C.C.C. NO. 2019-219, O.P.R.C.C.T.

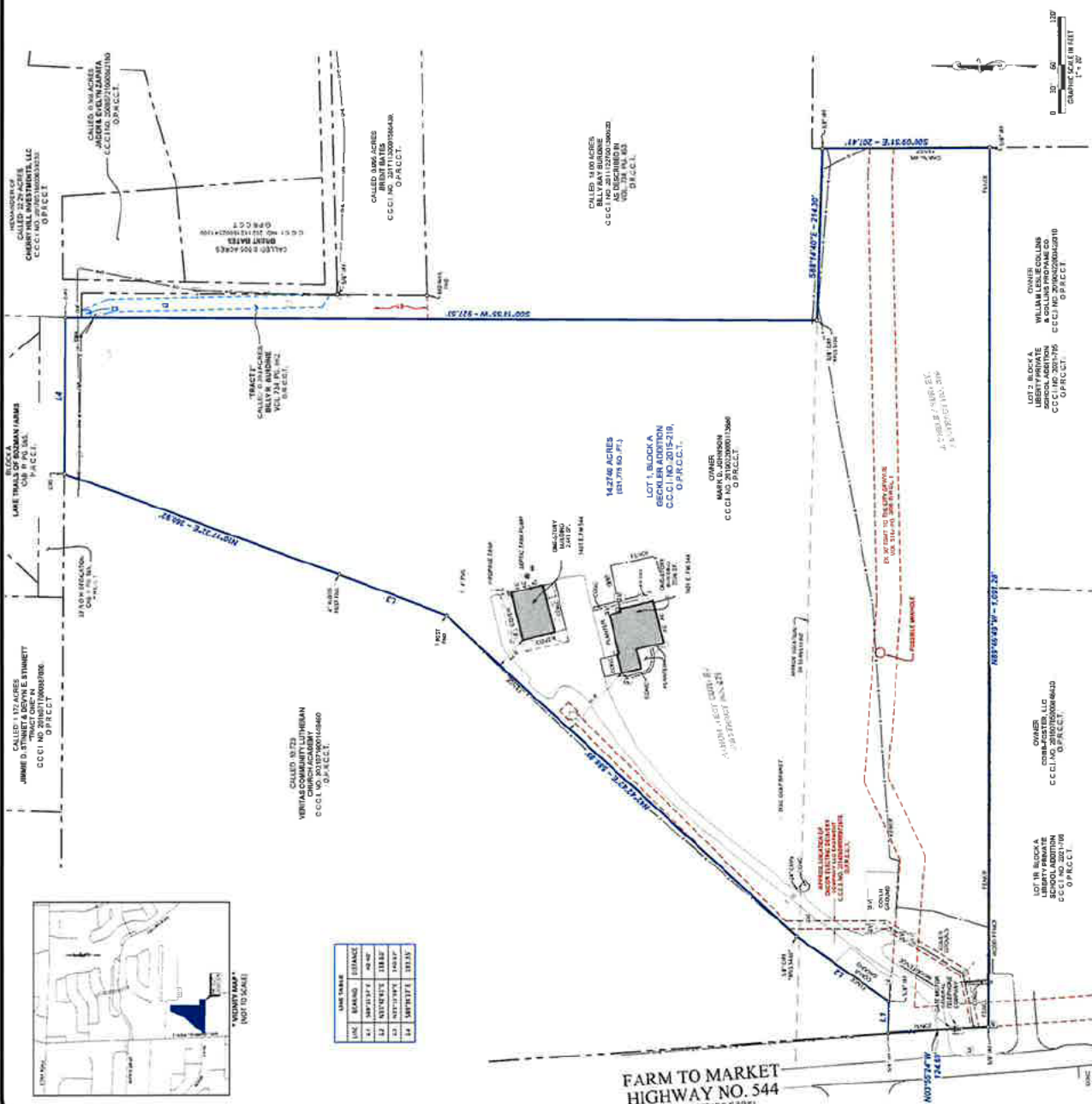


DATE 03/20/22
SHEET 1 OF 2
DRAWN BY C. BEIDER
CHECKED BY J. SPOONER
REVISIONS:

1. LEGAL DESCRIPTION
Being all of LOT 1, BLOCK A, GECKER ADDITION, BEING AN ADDITION TO THE PLAT THEREOF FILED FOR RECORD IN C.C.C. NO. 2019-219, O.P.R.C.C.T., BEING AN ADDITION TO THE PLAT THEREOF FILED FOR RECORD IN C.C.C. NO. 2019-219, O.P.R.C.C.T., BEING AN ADDITION TO THE PLAT THEREOF FILED FOR RECORD IN C.C.C. NO. 2019-219, O.P.R.C.C.T.

2. LEGAL DESCRIPTION
Being all of LOT 1, BLOCK A, GECKER ADDITION, BEING AN ADDITION TO THE PLAT THEREOF FILED FOR RECORD IN C.C.C. NO. 2019-219, O.P.R.C.C.T., BEING AN ADDITION TO THE PLAT THEREOF FILED FOR RECORD IN C.C.C. NO. 2019-219, O.P.R.C.C.T., BEING AN ADDITION TO THE PLAT THEREOF FILED FOR RECORD IN C.C.C. NO. 2019-219, O.P.R.C.C.T.

- * LEGEND ***
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 - 300. 3/4 SECTION



C. BEIDER
STATE OF TEXAS
NO. 12345
EXPIRATION DATE 12/31/2025

FARM TO MARKET
HIGHWAY NO. 544

TRACT 2: LEGAL DESCRIPTION + MAP



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Eules, Texas 76039
(817) 685-8448

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* METES AND BOUNDS DESCRIPTION *

BEING a 18.9418 acre tract of land located in the Aaron West Survey, Abstract No. 979, City of Wylie, Collin County, Texas, said 18.9418 acre tract of land being all of a called 18.00 acre tract of land conveyed to **BILLY RAY BURDINE**, by deed thereof filed for record in Collin County Clerk's Instrument No. 20111227001390620, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said 18.00 acre tract being described in the deed thereof filed for record in Volume 734, Page 853, Deed Records, Collin County, Texas, (D.R.C.C.T.) said 18.9418 acre tract of land also being all of a called 0.293 acre tract of land conveyed to **BILLY RAY BURDINE**, by deed thereof filed for record in Volume 734, Page 862, D.R.C.C.T., said 18.9418 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "RPLS 5430" found (Controlling Monument) at the southwest property corner of the said 18.00 acre tract, same being a northeast lot corner of Lot 1, Block A, Geckler Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Collin County Clerk's Instrument No. 2015-219, O.P.R.C.C.T.;

THENCE North 00°18'55" East, in part along the west property line of the said 18.00 acre tract, in part along the west line of the said 0.293 acre tract, same being the east lot line of said Lot 1, a distance of 907.62 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the northwest property corner of the said 0.293 acre tract;

THENCE North 89°42'55" East, along the north property line of the said 0.293 acre tract, a distance of 30.08 feet to an iron rod set at the northeast property corner of the said 0.293 acre tract;

THENCE South 00°18'55" West, along an east property line of the said 0.293 acre tract and continuing along the west right-of-way line of said Wheelis Road, a distance of 314.92 feet to a 5/8 inch iron rod found at the northwest property corner of a called 0.995 acre tract of land conveyed to Brent Bates, by deed thereof filed for record in Collin County Clerk's Instrument No. 20171130001586430, O.P.R.C.C.T.;

THENCE South 00°47'34" West, continuing along the said east property line of the 0.293 acre tract and along the west property line of the said 0.995 acre tract, a distance of 110.51 feet to a 60D nail found at the southeast property corner of the said 0.293 acre tract, same being the southwest property corner of the said 0.995 acre tract, and being on the north property line of the aforementioned 18.00 acre tract;

THENCE North 88°34'14" East, along the north property line of the said 18.00 acre tract, in part along the south property line of the said 0.995 acre tract, in part along the south property lines of those called 1.00 acre tracts of land described as "Tracts 1 & 2", conveyed to Brent Bates, by deed thereof filed for record in Collin County Clerk's Instrument No. 20170126000116920, O.P.R.C.C.T., a distance of 1,188.89 feet to a 5/8 inch iron rod found at the southeast property corner of the said "Tract 2", same being a southwest property corner of the remainder of a called 22.29 acre tract of land conveyed to Cherry Hill Investments, LLC, by deed thereof filed for record in Collin County Clerk's Instrument No. 20170518000639230, O.P.R.C.C.T.;

THENCE North 88°30'38" East, continuing along the said north property line of the 18.00 acre tract and along the south property line of the said remainder of 22.29 acre tract, a distance of 388.02 feet to a 1/2 inch iron rod found (Controlling Monument) at the northeast property corner of the said 18.00 acre tract, same being a southeast property corner of the said 22.29 acre tract, and being on the west property line of a called 29.615 acre tract of land conveyed to Bozman Farm Estates Master Association, Inc. by deed thereof filed for record in Collin County Clerk's Instrument No. 20210624001281250, O.P.R.C.C.T.;

- CONTINUED -

THENCE South 00°04'16" East, along the east property line of the said 18.00 acre tract and along the west property line of the said 29.615 acre tract, a distance of 546.73 feet to a 5/8 inch iron rod found (Controlling Monument) at the southeast property corner of the said 18.00 acre tract, same being a southwest property corner of the said 29.615 acre tract, and being on the north property line of a called 14.85 acre tract of land conveyed to Muhammad Moin Farooqi, by deed thereof filed for record in Collin County Clerk's Instrument No. 20150401000362990, O.P.R.C.C.T.;

THENCE North 88°20'57" West, along a south property line of the said 18.00 acre tract and along the north property line of the said 14.85 acre tract, a distance of 182.78 feet to a 3/8 inch iron rod found at the northwest property corner of the said 14.85 acre tract, same being the east property line of a called 37.9657 acre tract of land conveyed to Veta Lowayne Vaughn, by deed thereof filed for record in Collin County Clerk's Instrument No. 20180411000444470, O.P.R.C.C.T.;

THENCE North 04°36'19" West, along a west property line of the said 18.00 acre tract and along the said east property line of the 37.9657 acre tract, a distance of 11.70 feet to a 5/8 inch iron rod found (Controlling Monument) at the northeast property corner of the said 37.9657 acre tract;

THENCE North 89°22'17" West, along a south property line of the said 18.00 acre tract and along the north property line of the said 37.9657 acre tract, a distance of 1,211.35 feet to a 3/8 inch iron rod found at the northwest property corner of the said 37.9657 acre tract;

THENCE South 01°01'51" East, along an east property line of the said 18.00 acre tract and along the west property line of the said 37.9657 acre tract, a distance of 12.14 feet to a 3/8 inch iron rod found (Controlling Monument) at a southeast property corner of the said 18.00 acre tract, same being the most easterly northeast lot corner of the aforementioned Lot 1;

THENCE North 88°14'40" West, along a south property line of the said 18.00 acre tract and along a north lot line of said Lot 1, a distance of 214.30 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **18.9418 acres (825,105 square feet)** of land more or less.

* TITLE COMMITMENT NOTES *

This ALTA/NSPS Land Title Survey was prepared with the benefit of a copy of the commitment for Title Insurance prepared by Chicago Title Insurance Company, G.F. No. 2001512T-A, having an effective date of April 26, 2022 and issued May 31, 2022; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in said Commitment, was preformed by Spooner & Associates, Inc.

Schedule "B" Items

- 10h. Easement to the City of Greenville
Volume 510, Page 336, D.R.C.C.T.
(Shown)
- 10j. Easement to Veteran's Land Board of the State of Texas
Volume 734, Page 860, D.R.C.C.T.
(Shown)
- 10k. Easement to East Fork Water Supply
Volume 794, Page 389, D.R.C.C.T.
(Shown)
- 10l. Easement to East Fork Special Utility District
C.C.C.I. No. 20060428000540060, O.P.R.C.C.T.
(Shown)
- 10n. Easement to East Fork Water Supply Corporation
Volume 1101, Page 643, D.R.C.C.T.
(No description to the "centerline of said strip"
provided in the document)
- 10o. Easement to Farmer's Electric Cooperative, inc.
Volume 1274, Page 880, D.R.C.C.T.
(Blanket Easement)
- 10q. Easement to the City of Wylie
Volume 5142, Page 3030, D.R.C.C.T.
(Shown)
- 10s. Easement to East Fork Special Utility District
C.C.C.I. No. 20140123000064520, O.P.R.C.C.T.
(Does not lie on the subject property)
- 10t. Easement to Oncor Electric Delivery Company
C.C.C.I. No. 201409080000972970, O.P.R.C.C.T.
(Does not lie on the subject property)
- 10u. Affidavit
C.C.C.I. No. 20141024001163800, O.P.R.C.C.T.
(Subject property is not a portion of the
tract of land described in said document)
- 10v. Easement to East Fork Special Utility District
C.C.C.I. No. 20190311000252750, O.P.R.C.C.T.
(Does not lie on the subject property)

TRACT 3: LEGAL DESCRIPTION + MAP



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Eules, Texas, 76039
817-685-8448

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FIRST STEP HOMES – WYLIE CHERRY HILL INVESTMENTS – 14.2871 ACRES

*** METES AND BOUNDS DESCRIPTION ***

BEING a 22.2914 acre tract of land located in the Aaron West Survey, Abstract No. 979, City of Wylie, Collin County, Texas, said 22.2914 acre tract of land being all of the remainder of a called 22.29 acre tract of land conveyed to CHERRY HILL INVESTMENTS, LLC, by deed thereof filed for record in Collin County Clerk's Instrument No. 20170518000639230, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said 22.2914 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found (Controlling Monument) at a northwest property corner of the said 22.29 acre tract, same being the southwest property corner of a called 1.00 acre tract of land conveyed to Janet Clark, by deed thereof filed for record in Collin County Clerk's Instrument No. 20040817001222340, O.P.R.C.C.T., said iron rod found also being on an east block line of Block A, Lake Trails of Bozman Farms, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet P, Page 565, Plat Records, Collin County, Texas;

THENCE South 89°05'19" East, along a north property line of the said 22.29 acre tract and along the south property line of the said 1.00 acre tract, a distance of 395.62 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at a northwest property corner of the said 22.29 acre tract, same being the southeast property corner of the said 1.00 acre tract;

THENCE North 02°18'23" East, along a northwest property line of the said 22.29 acre tract and along the east property line of the said 1.00 acre tract, a distance of 109.92 feet to an iron rod set at the most northerly northwest property corner of the said 22.29 acre tract, same being the northeast property corner of the said 1.00 acre tract, and being on the south block line of said Block A;

THENCE South 89°05'19" East, along the most northerly property line of the said 22.29 acre tract and along the said south block line, a distance of 1,182.96 feet to a 5/8 inch iron rod found (Controlling Monument) at the northeast property corner of the said 22.29 acre tract, same being a northwest property corner of a called 29.615 acre tract of land conveyed to Bozman Farm Estates Master Association, Inc., by deed thereof filed for record in Collin County Clerk's Instrument No. 20210624001281250, O.P.R.C.C.T.;

THENCE South 00°57'37" East, along the east property line of the said 22.29 acre tract and along a west property line of the said 29.615 acre tract, a distance of 693.12 feet to a 1/2 inch iron rod found (Controlling Monument) at the southeast property corner of the said 22.29 acre tract, same being the northeast property corner of a called 18.00 acre tract of land conveyed to Billy Ray Burdine, by deed thereof filed for record in Collin County Clerk's Instrument No. 20111227001390620, O.P.R.C.C.T., as described in Volume 734, Page 853, Deed Records, Collin County, Texas (D.R.C.C.T.);

THENCE South 88°30'38" West, along the south property line of the said 22.29 acre tract and along the north property line of the said 18.00 acre tract, a distance of 388.02 feet to a 5/8 inch iron rod found at the southeast property corner of a called 1.00 acre tract of land described as "Tract 2", conveyed to Brent Bates, by deed thereof filed for record in Collin County Clerk's Instrument No. 20170126000116920, O.P.R.C.C.T.;

THENCE North 01°35'27" West, departing the said south property line, over and across the said 22.29 acre tract, and along the east property line of the said 1.00 acre Bates tract, a distance of 110.35 feet to a 5/8 inch iron rod found at the northeast property corner of the said 1.00 acre Bates tract;



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THENCE South 88°34'28" West, continuing over and across the said 22.29 acre tract, in part along the north line of the said 1.00 acre Bates tract (Tract 2), in part along the north line of a called 1.00 acre tract of land described as "Tract 1", conveyed to Brent Bates, by deed thereof filed for record in Collin County Clerk's Instrument No. 20170126000116920, O.P.R.C.C.T., and in part along the north property line of a called 0.995 acre tract of land conveyed to Brent Bates, by deed thereof filed for record in Collin County Clerk's Instrument No. 20171130001586430, O.P.R.C.C.T., a distance of 1,184.29 feet to a 5/8 inch iron rod found (Controlling Monument) at the northwest property corner of the said 0.995 acre tract, same being on a west property line of the said 22.29 acre tract, and being on the east property line of a called 0.293 acre tract of land conveyed to Billy R. Burdine, by deed thereof filed for record in Volume 734, Page 862, D.R.C.C.T.;

THENCE North 00°18'55" East, along a west property line of the said 22.29 acre tract and along the east property line of the said 0.239 acre tract, a distance of 314.92 feet to an iron rod set at a southwest ell property corner of the said 22.29 acre tract, same being the northeast property corner of the said 0.293 acre tract;

THENCE South 89°42'55" West, along a south property line of the said 22.29 acre tract and along the north property line of the said 0.239 acre tract, a distance of 30.08 feet to an iron rod set at southwest property corner of the said 22.29 acre tract, same being the northwest property corner of the said 0.293 acre tract, and being on an east lot line of Lot 1, Block A, Geckler Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Collin County Clerk's Instrument No. 2015-219, O.P.R.C.C.T.;

THENCE North 00°18'55" East, along a west property line of the said 22.29 acre tract and along the said east lot line, a distance of 19.19 feet to an iron rod set at the northeast lot corner of said Lot 1, same being at the southeast corner of a 30 feet wide public right-of-way dedication, as shown on the aforementioned plat of Lake Trails of Bozman Farms;

THENCE North 02°27'15" East, continuing along the said west property line and along the east line of the said public right-of-way dedication, at a distance of 30.02 feet passing the northeast corner of the said public right-of-way dedication, same being the most southerly southeast block corner of said Block A, Lake Trails of Bozman Farms, and continuing along the said west property line and along the east block line of said Block A, in all a total distance of 203.06 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of 22.2914 acres (971,013 square feet) of land, more or less.

SAVE AND EXCEPT THE FOLLOWING 8.0043 ACRE TRACT OF LAND

BEING a 8.0043 acre tract of land located in the Aaron West Survey, Abstract No. 979, City of Wylie, Collin County, Texas, said 8.0043 acre tract of land being all of a called 1.500 acre tract of land conveyed to MARIA G. CAMPUSANO and ALEJO CAMPUSANO, by deed thereof filed for record in Collin County Clerk's Instrument No. 20081224001450510, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said 8.0043 acre tract of land also being all of the remainder of a called 8.00 acre tract of land conveyed to BRENT BATES, by deed thereof filed for record in Collin Count Clerk's Instrument No. 20020925001378570, O.P.R.C.C.T., said 8.0043 acre tract of land also being all of a called 0.505 acre tract of land conveyed to BRENT BATES, by deed thereof filed for record in Collin County Clerk's Instrument No. 20211216002541300, O.P.R.C.C.T., said 8.0043 acre tract of land also being all of a called 0.366 acre tract of land conveyed to JADER ZAPATA and EVELYN ZAPATA, by deed thereof filed for record in Collin County Clerk's Instrument No. 20080721000882180, O.P.R.C.C.T., said 8.0043 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found (Controlling Monument) at the southeast property corner of the remainder
Spooners & Associates, Inc. 309 Byers Street, #100, Eules Texas 76039, PH 817-685-8448 S&A No. 22070 Pg. 4 of 5



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Eules, Texas, 76039
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of a called 22.29 acre tract of land conveyed to Cherry Hill Investments, LLC, by deed thereof filed for record in Collin County Clerk's Instrument No. 20170518000639230, O.P.R.C.C.T., same being the northeast property corner of a called 18.00 acre tract of land conveyed to Billy Ray Burdine, by deed thereof filed for record in Collin County Clerk's Instrument No. 20111227001390620, O.P.R.C.C.T., and being further described in Volume 734, Page 853, Deed Records, Collin County, Texas (D.R.C.C.T.);

THENCE South $88^{\circ}30'38''$ West, along the south property line of the said 22.29 acre tract and along the north property line of the said 18.00 acre tract, a distance of 266.73 feet;

THENCE North $1^{\circ}29'22''$ West, departing the said property lines, over and across the said 22.29 acre tract, and along a line perpendicular to the said south property line, a distance of 124.40 feet to a 4" metal post found at the southeast property corner of the aforesaid 1.500 acre tract, and being at the POINT OF BEGINNING of the herein described tract of land;

THENCE South $88^{\circ}34'05''$ West, in part along the south property line of the said 1.500 acre tract, in part along the south property line of the said remainder of 8.000 acre tract, and in part along the south property line of the said 0.505 acre tract, a distance of 1,292.42 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the southwest property corner of the said 0.505 acre tract;

THENCE North $01^{\circ}10'05''$ East, in part along the west property line of the said 0.505 acre tract and in part along the west property line of the aforesaid 0.366 acre tract, a distance of 323.26 feet to an iron rod set at the northwest property corner of the said 0.366 acre tract;

THENCE North $89^{\circ}30'05''$ East, along the north property line of the said 0.366 acre tract, a distance of 103.08 feet to 6" wooden fence post found at the northeast property corner of the said 0.366 acre tract;

THENCE South $04^{\circ}06'10''$ East, along the east property line of the said 0.366 acre tract, a distance of 141.00 feet to an iron rod set at the southeast property corner of the said 0.366 acre tract, same being the northeast property corner of the aforesaid 0.505 acre tract, and being at a northwest property corner of the said remainder of 8.00 acre tract;

THENCE along the northerly and northwesterly property lines of the said 8.00 acre tract the following courses and distances:

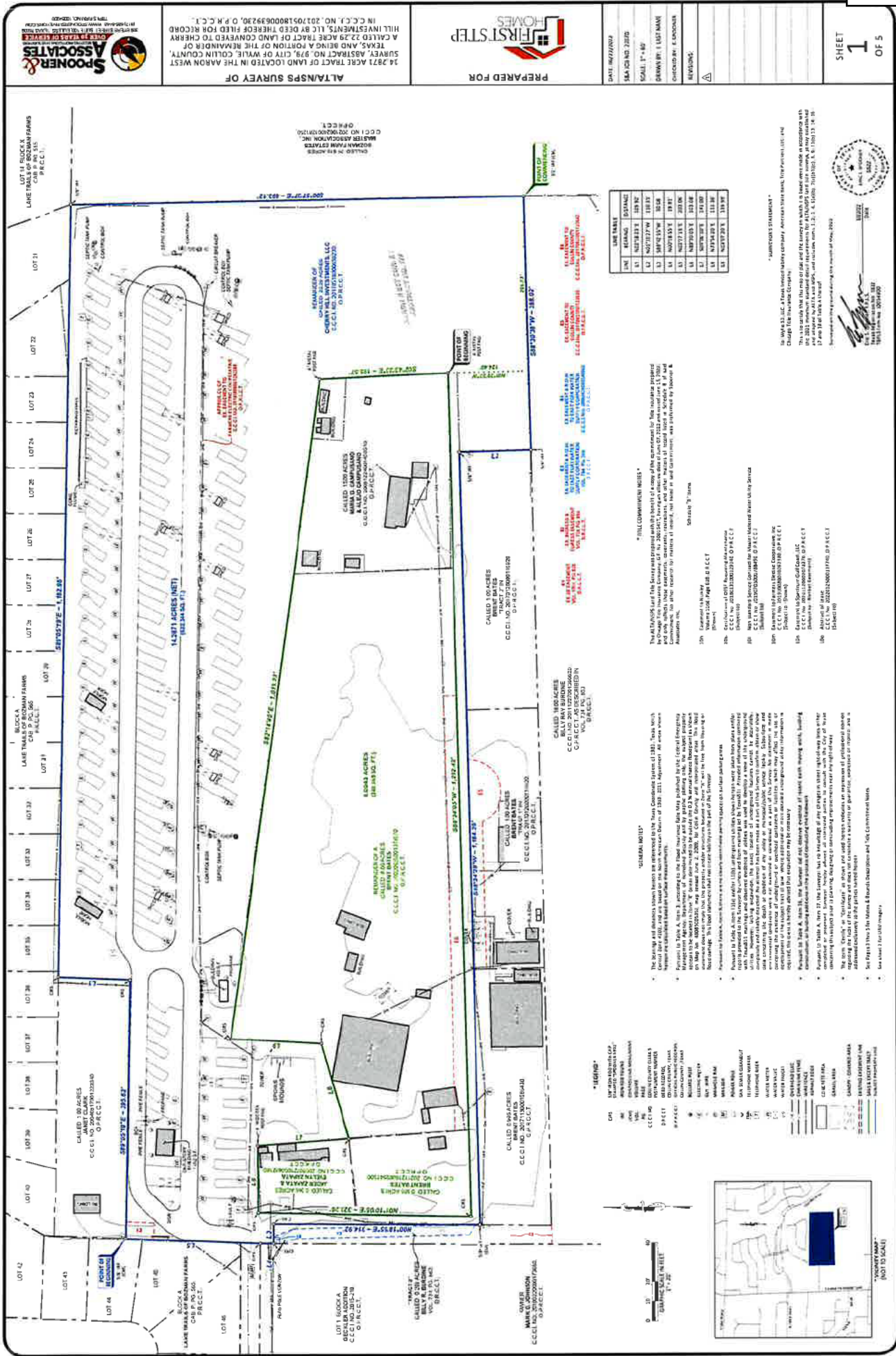
North $73^{\circ}54'20''$ East, a distance of 151.36 feet to an iron rod set;

North $03^{\circ}07'20''$ East, a distance of 139.99 feet to an iron rod set;

THENCE South $82^{\circ}14'40''$ East, in part along a north property line of the said 8.00 acre tract and in part along the north property line of the aforementioned 1.500 acre tract, a distance of 1,019.23 feet to a 4 inch metal post found at the northeast property corner of the said 1.500 acre tract;

THENCE South $02^{\circ}43'33''$ East, along the east property line of the said 1.500 acre tract, a distance of 195.57 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of 8.0043 acres (348,669 square feet), leaving a net area of **14.2871 acres (622,344 square feet)** of land, more or less.



TRACT 4: LEGAL DESCRIPTION + MAP

Being a 1.00 acre tract of land out of the A. West Survey, Abstract No. 979, situated in the City of Wylie, Collin County, Texas, being all of a called 1.00 acre tract of land conveyed to Janet Clark by deed of record in Volume 5733, Page 1081 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the east line of Lot 44, Block A of Lake Trails of Bozman Farm, a subdivision of record in Cabinet P, Page 565 of the Plat Records of Collin County, Texas, being the westernmost northwest corner of a called 14.2871 acre tract of land conveyed to Wylie 33, LLC by deed of record in Document Number 2022000133364 of the Official Public Records of Collin County, Texas, and being the southwest corner of said 1.00 acre tract;

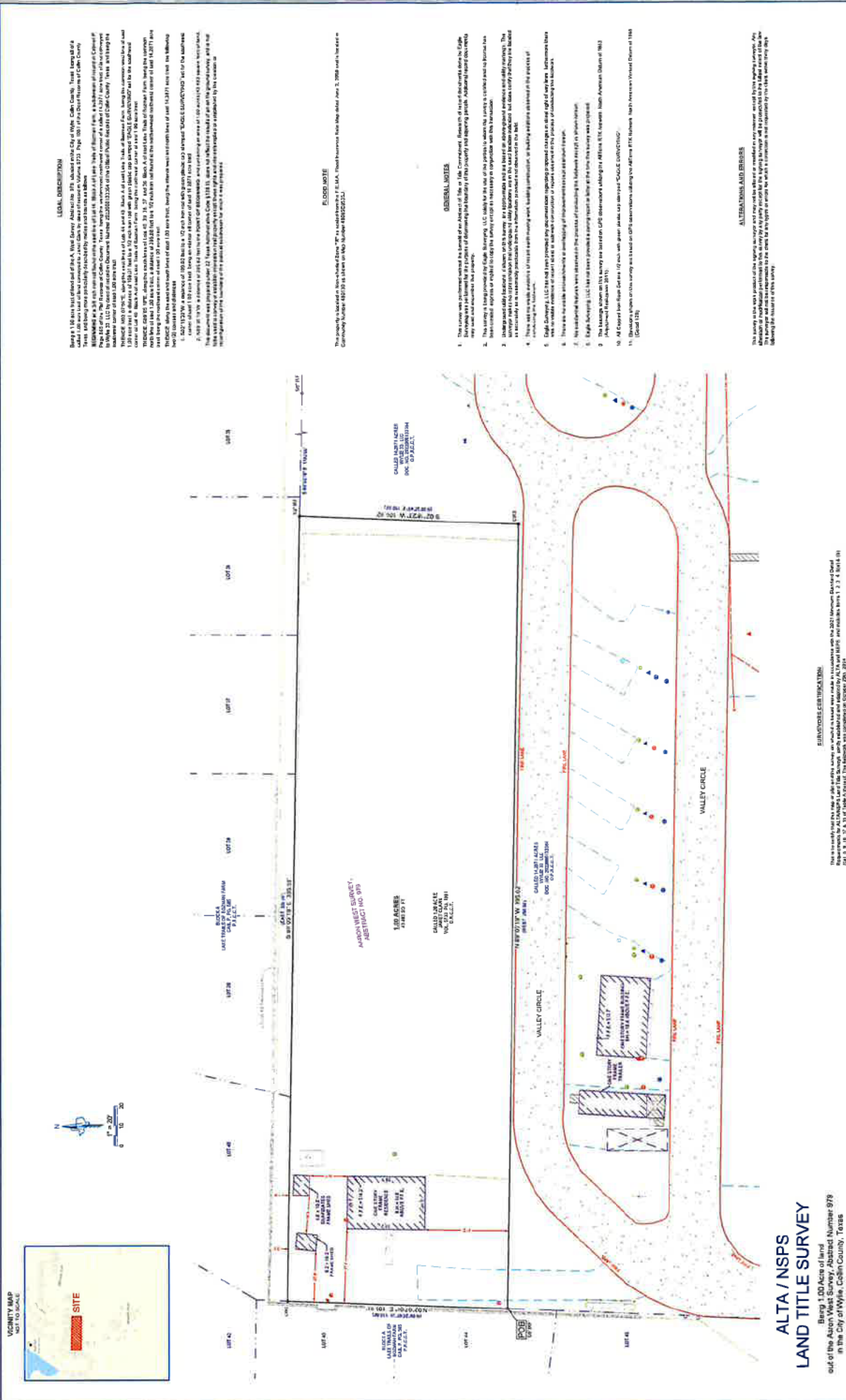
THENCE, N02°07'04"E, along the east lines of Lots 44 and 43, Block A of said Lake Trails of Bozman Farm, being the common west line of said 1.00 acre tract, a distance of 109.91 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the southwest corner of Lot 40, Block A of said Lake Trails of Bozman Farm, being the northwest corner of said 1.00 acre tract;

THENCE, S89°05'19"E, along the south lines of Lots 40, 39, 38, 37, and 36, Block A of said Lake Trails of Bozman Farm, being the common north line of said 1.00 acre tract, a distance of 395.98 feet to a 1/2 inch iron rod found at the northernmost northwest corner of said 14.2871 acre tract, being the northeast corner of said 1.00 acre tract;

THENCE, along the east and south lines of said 1.00 acre tract, being the interior west and north lines of said 14.2871 acre tract, the following two (2) courses and distances:

1. S02°18'23"W, a distance of 109.92 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the southeast corner of said 1.00 acre tract, being an interior ell corner of said 14.2871 acre tract;
2. N89°05'19"W, a distance of 395.62 feet to the **POINT OF BEGINNING**, and containing an area of 1.00 acres (43,493 square feet) of land.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



JOB NUMBER 2564101-05	JOB DATE 11/17/2017	PROJECT BREWSTER	DRAWN BY CMMW
		EAGLE SURVEYING	
Eagle Surveying, LLC 227 South Elm Street Suite 200 Denton, TX 76201 940.242.3109 www.eaglesurveying.com TX Firm # 10184177		PROPERTY ADDRESS 424 VALLEY CIRCLE WYUJE, TX	

PRELIMINARY
This document shall not be reproduced for any purpose and shall not be used or treated as evidence in any court of law. It is a legal document.

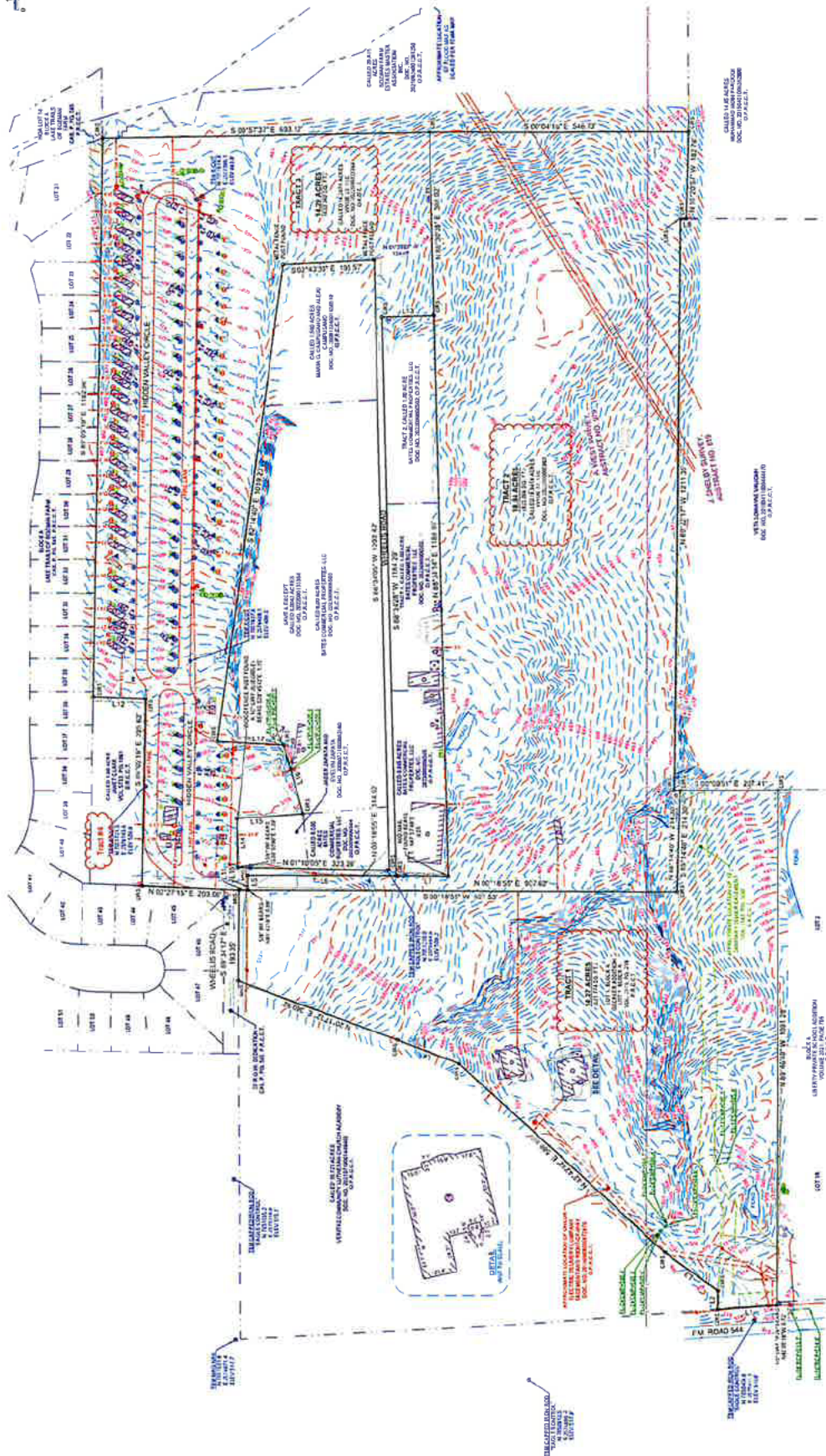
THE REPUBLIC OF CHINA
TAIPEI, TAIWAN
DATE: 10/10/2018
PAGE 1 OF 1

The screenshot shows the Microsoft Word ribbon with the 'References' tab selected. The 'Table of Contents' group is active, displaying a table of contents for a document titled '02-2737'. The table lists sections like 'Introduction', 'Objectives', 'References', and 'Appendix', with corresponding page numbers. The 'Table of Contents' button is highlighted in the ribbon.

EXHIBIT B

Survey Map

SURVEY MAP FOR TRACTS 1, 2 + 3

[illegible]

TOPOGRAPHIC EXHIBIT

Eagle Surveying, LLC
 222 South Elm Street
 Denton, TX 76201
 940.222.3009
www.eaglesurveying.com
 TX Firm # 10164177

JOB NUMBER
210001

DATE
03/25/2021

SURVEY TYPE
SURVEY

CREATED BY
OSCAR ALVARADO

LEGEND

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TOPOGRAPHIC EXHIBIT



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LEGAL DESCRIPTION	
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Strong is 190 kilometers inland out of the A. West Survey Area, City of Wyler, Colón County. Tests being at a table 1.0
to Janet Clark by mail of test on Volume 5/21 Page 105
Colón County Tests

FLOOD NOTE

This property is located on ~~Northwood Drive~~ "W" on a plat shown on the T.E.M.A. Plans (Hazardous Waste Map) dated June 2, 2009 and is located in Community Number 442113 as shown on Map Number 442852-01-002.

Supernatural Notes

- The survey was performed within the limits of a 1000 m² plot of 25 × 20 m. The survey was performed in the same way as the survey performed in the previous year. The survey was performed in the same way as the survey performed in the previous year. The survey was performed in the same way as the survey performed in the previous year.

ALTERATIONS AND ERRORS

[illegible]

JOB NUMBER	294-051-02	DATE	11/11/2010	REVISION	1	DRAWN BY	CMW																
 EAGLE SURVEYING																							
Eagle Surveying, LLC 222 South Elm Street Suite 200 Denton, TX 76201 940.222.2200 www.eaglesurveying.com TX Permit # 10194177																							
LEGEND <table border="0"> <tr> <td></td> <td>Survey Point</td> <td></td> <td>Property Line</td> </tr> <tr> <td></td> <td>Easement</td> <td></td> <td>Right of Way</td> </tr> <tr> <td></td> <td>Fence</td> <td></td> <td>Water</td> </tr> <tr> <td></td> <td>Road</td> <td></td> <td>Other</td> </tr> </table>									Survey Point		Property Line		Easement		Right of Way		Fence		Water		Road		Other
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Wylie City Council

AGENDA REPORT

Department: Planning

Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2025-27 of the City of Wylie, Texas, amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Chapter 74 (Offenses and Miscellaneous Provisions), Article I (In General), Section 74-3 (Smoking Prohibited In Certain Public Areas) and Section 74-8(b) (Violations and Penalties), and Article XI (Smoking Regulations); establishing new regulations governing the prohibition of smoking in certain areas; compliance; defining terms; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.

Recommendation

Motion to approve the Item as presented.

Discussion

In October 2024, staff conducted a work session with Council directing amendments to the City Code of Ordinances to prohibit smoking in public areas. At Council's direction City staff has drafted a revised City Ordinance.

The purpose of the smoking ordinance amendments are to protect the public's health by eliminating smoking in public places and the right of nonsmokers to breathe smoke-free air by prohibiting smoking in public places in the City, with certain exceptions, to reduce detrimental effects on not only smokers, but also others in close proximity to smokers and to further the health, safety and welfare of the City and its citizens.

Specifically, the amended ordinance expands no smoking areas from only City owned and operated places, to all places that are open to the public (Sec 74-183), with limited exceptions (74-184(g)).

Other amendments include:

- Reorganization of regulations for readability.
- Updated smoking definitions (74-182).
- Updated ordinance to account for amendments to the Zoning Ordinance regarding smoke shops and smoking establishments.
- Providing for any property owner to designate their property as no smoking with appropriate civil penalties.
- Allowing for the building official to order a cease of use for certain violations (74-174(h)).

ORDINANCE NO. 2025-27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, AMENDING WYLIE'S CODE OF ORDINANCES, ORDINANCE NO. 2021-17, AS AMENDED, CHAPTER 74 (OFFENSES AND MISCELLANEOUS PROVISIONS), ARTICLE I (IN GENERAL), SECTION 74-3 (SMOKING PROHIBITED IN CERTAIN PUBLIC AREAS) AND SECTION 74-8(B) (VIOLATIONS AND PENALTIES), AND ARTICLE XI (SMOKING REGULATIONS); ESTABLISHING NEW REGULATIONS GOVERNING THE PROHIBITION OF SMOKING IN CERTAIN AREAS; COMPLIANCE; DEFINING TERMS; PROVIDING A PENALTY CLAUSE, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City Council of the City of Wylie, Texas ("City Council") previously adopted Ordinance No. 2014-18, codified as Chapter 74 (Offenses and Miscellaneous Provisions), Article I (In General), Section 74-3 (Smoking Prohibited In Certain Public Areas) and Section 74-8(b) (Violations and Penalties), and Ordinance No. 2016-28, codified as Chapter 74 (Offenses and Miscellaneous Provisions), Article XI (Smoking Regulations) of the City of Wylie, Texas' ("Wylie") Code of Ordinances, Ordinance No. 2021-17, as amended; and

WHEREAS, the City Council has investigated and determined that it would be advantageous and beneficial to the citizens of Wylie to amend Ordinance No. 2014-18 and repeal Ordinance No. 2016-28 in its entirety and replace Chapter 74 (Offenses and Miscellaneous Provisions), Article I (In General), Section 74-3 (Smoking Prohibited In Certain Public Areas) and Section 74-8(b) (Violations and Penalties), and Article XI (Smoking Regulations) of the Wylie Code of Ordinances, Ordinance No. 2021-17, as amended, with this Ordinance; and

WHEREAS, the City Council has further investigated and determined that it is the right of all citizens to be able to choose for themselves whether to smoke either actively or passively; and

WHEREAS, the City Council has further investigated and determined that it will be advantageous and beneficial to the City and its citizens to provide persons who access facilities and property open to the public and City facilities and City parks a smoke-free environment; and

WHEREAS, the City Council has further investigated and determined that all legal notices required for amending the Code of Ordinances have been given in the manner and form set forth by law, and public hearings have been held on the proposed textual amendments and all other requirements of notice and completion of such procedures have been fulfilled; and

WHEREAS, the City Council has further investigated and determined that in order to promote the public health, safety and welfare of the City and its citizens, it is in the best interest of the City and its citizens to amend the Code of Ordinances as set forth below.

WHEREAS, the City Council further finds that it is a reasonable exercise of its police power to regulate smoking in public areas; and

WHEREAS, the City Council has found that it would be advantageous and beneficial to the citizens of Wylie to adopt said amendments;

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 Chapter 74 (Offenses and Miscellaneous Provisions), Article I (In General), Section 74-3 (Smoking Prohibited In Certain Public Areas) and Section 74-8(b) (Violations and Penalties), and Article XI (Smoking Regulations) of the Wylie Code of Ordinances, Ordinance No. 2021-17, as amended. Chapter 74 (Offenses and Miscellaneous Provisions), Article I (In General), Section 74-3 (Smoking Prohibited In Certain Public Areas) and Section 74-8(b) (Violations and Penalties), and Article XI (Smoking Regulations) of the Wylie Code of Ordinances, Ordinance No. 2021-17, as amended is hereby amended to read as follows:

**“CODE OF ORDINANCES
CHAPTER 74 – OFFENSES AND MISCELLANEOUS PROVISIONS
ARTICLE I. - IN GENERAL**

...

Sec. 74-3. - Reserved.

...

Sec. 74-8. - Violations and penalties.

...

(b) Any person who violates section 74-4 shall be guilty of an offense punishable by:

- (1) A fine not exceeding \$100.00 for the first violation;
- (2) A fine not exceeding \$200.00 for a second violation within a one-year period of the first violation; or
- (3) A fine not exceeding \$500.00 for an additional violation within a one-year period of the first violation.

...

ARTICLE XI. - SMOKING REGULATIONS

Sec. 74-181. - Purpose.

The purposes of this article are to protect the public's health by eliminating smoking in public places and the right of nonsmokers to breathe smoke-free air by prohibiting smoking in public places in the city, with certain exceptions, to reduce detrimental effects on not only smokers, but also others in close proximity to smokers and to further the health, safety and welfare of the city and its citizens.

Sec. 74-182. - Definitions.

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

Cigar. Unless otherwise amended by the Texas Tax Code, chapter 155, a roll of fermented tobacco that is wrapped in tobacco and the main stream of smoke from which produces an alkaline reaction to litmus paper.

Cigarette. Unless otherwise amended by the Texas Tax Code, Chapter 154, a roll for smoking that is:

- (1) Made of tobacco or tobacco mixed with another ingredient and wrapped or covered with a material other than tobacco; and
- (2) Not a cigar.

City. The City of Wylie, Texas.

Electronic cigarette and/or e-cigarette. Any electronic device composed of a mouthpiece, heating element, battery, and electronic circuits that provides, or is manufactured or intended to provide, a vapor of liquid nicotine and/or other substances mixed with propylene glycol and/or other substances delivered or deliverable to the user that they can inhale in simulation of smoking. This term shall include every version and type of such devices whether they are manufactured or marketed as electronic cigarettes, e-cigarettes, electronic cigars, e-cigars, electronic pipes, e-pipes or under any other product name or description.

Employee. Any person who is employed by any employer in consideration for direct or indirect monetary wages or profit, and any person who volunteers his or her services for a nonprofit entity.

Employer. Any person, partnership, entity, corporation, including a municipal corporation, or nonprofit entity, which employs the services of one or more individual persons or entities.

Fraternal organization member space. An enclosed space used by a recreational, fraternal, social, patriotic, political, benevolent, or athletic organization exclusively for organizational purposes at all times, and not for pecuniary gain, and in which the sale of alcoholic beverages is merely incidental to the operation. The affairs and management of the organization are conducted by a board of directors, executive committee, or similar body chosen by the members at an annual meeting. The organization has established bylaws and/or a constitution to govern its activities. The organization has been granted an exemption from the payment of federal income tax under 26 U.S.C. section 501, as amended.

Food products establishment. Any restaurant, coffee shop, cafeteria, luncheonette, tavern, cocktail lounge, sandwich stand, soda fountain, private and public school cafeteria or eating establishment or any other eating establishment, organization, club, boardinghouse or guesthouse, which gives or offers for sale food to the public, guests, patrons or employees as well as kitchens in which food is prepared on the premises for serving elsewhere, including, but not limited to, catering facilities and ghost kitchens. Other food product establishments include, but are not limited to, grocery stores and food markets, not including those outdoors.

Liquid nicotine. Any liquid product composed either in whole or in part of pure nicotine and propylene glycol and/or any other substance and manufactured for use with electronic cigarettes or e-cigarettes.

Open display unit. In the context of the retail sale of electronic cigarettes or e-cigarettes and/or liquid nicotine, any device, furniture or furnishing within or upon which electronic cigarettes or e-cigarettes and/or liquid nicotine are displayed to customers, and includes, but is not limited to, any case, rack, shelf, counter, table, desk, kiosk, booth, stand, vending machine and other surface.

Person. An individual, a group of two or more individuals, proprietorship, corporation, partnership, wholesaler, association or other legal entity, or any licensed or unlicensed business.

Place of business.

- (1) A commercial business location where cigarettes, tobacco products, electronic cigarettes or e-cigarettes and/or liquid nicotine is/are sold;
- (2) A commercial business location where cigarettes, tobacco products, electronic cigarettes or e-cigarettes and/or liquid nicotine are kept for sale of consumption or otherwise stored; or

(3) A vehicle from which cigarettes, tobacco products, electronic cigarettes or e-cigarettes and/or liquid nicotine is/are sold.

Place of employment. Any enclosed area under the control of public or private employer which employees normally frequent during the course of employment, including, but not limited to, work areas, employee lounges and restrooms, conference and classrooms, employee cafeterias and hallways. A private residence is not a "place of employment" unless it is used as a licensed child care, adult day care or health care facility.

Possess(es), possessing or possession. Actual care, custody, control or management.

Private club. Any building, premises or portion thereof which is permitted by the state and allowed by special use permit by the city as a private club for the storing, possession and dispensing for on-premises consumption of alcoholic beverages. Private club does not include a premise operated by a fraternal organization.

Retail electronic cigarette store. A retail store utilized solely for the sale and sampling of electronic cigarettes or e-cigarettes and/or liquid nicotine and related accessories.

Retail or service establishment. Any establishment which sells goods or services to the general public.

Retail tobacco store. A retail store utilized primarily for the sale of tobacco products and accessories and in which the sale of the other products is merely incidental.

Service line. An indoor line or area where persons await service of any kind, regardless of whether or not such service involves the exchange of money. Such service shall include, but is not limited to, sales, giving of information, directions or advice and transfers of money or goods.

Smoke or smoking. Includes the carrying, possessing or holding of a pipe, hookah, cigarette, tobacco product, tobacco substitute, electronic cigarette or e-cigarette or liquid nicotine of any kind which is burning or emitting a vapor.

Smokeless tobacco.

- (1) Chewing tobacco, including Cavendish, Twist, plug scrap and any kind of tobacco suitable for chewing;
- (2) Snuff or other preparations of pulverized tobacco;
- (3) An article or product that is made of tobacco or a tobacco substitute and that is not a cigarette or cigar; or
- (4) Weed or other plant product.

Smoking lounge. A room common to, or within, a retail or service establishment that provides patrons an area for smoking. Other services not directly related to the activity of smoking may be provided by the establishment in a smoking lounge.

Smoking room. A room within a retail tobacco store that provides patrons an area designated specifically for smoking products purchased on the premises or elsewhere. Other services not directly related to the activity of smoking shall not be offered in a smoking room.

Tobacco product.

- (1) Cigar or cigarette;
- (2) Smoking tobacco, including granulated, plug-cut, crimp-cut, ready-rubbed, and any form of tobacco suitable for smoking in a pipe or as a cigarette;
- (3) Chewing tobacco, including Cavendish, Twist, plug scrap and any kind of tobacco suitable for chewing;
- (4) Snuff or other preparations of pulverized tobacco; or
- (5) An article or product that is made of tobacco or a tobacco substitute and that is not a cigar, cigarette, or an e-cigarette.

Tobacco substitute. An herbal-based non-tobacco product used for smoking.

Ventilation system. A supply, return, ventilation and circulation system designed by a licensed professional engineer to meet the requirements of section 54-24 of this article, and meeting all the other requirements of the city's mechanical code, as amended.

Sec. 74-183. - Smoking Prohibited in Certain Areas

(a) A person commits an offense in violation of this article if he smokes or possesses a burning tobacco, tobacco substitute, weed, other plant product, electronic cigarette or e-cigarette or liquid nicotine in any of the following indoor and/or enclosed areas:

1. A public or private preschool, primary or secondary school;
2. City buildings, facilities, or parks;
3. Any retail or service establishment serving the general public, including service lines;
4. Within all enclosed areas available to and customarily used by the general public in all businesses and nonprofit entities patronized by the public; or
5. All restrooms or elevators open for public use;
6. Within 15 linear feet of any entrance of any facility where smoking is prohibited.

(b) Prohibition of smoking in places of employment.

1. Where smoking is prohibited, it shall be the responsibility of employers to provide a smoke-free workplace for all employees.
2. Each employer having any enclosed place of employment located within the city shall adopt, implement, make known and maintain a written smoking policy, which shall contain the following requirements:
"Smoking shall be prohibited in all enclosed facilities within a place of employment except where expressly permitted under city ordinance. This includes common work areas, auditoriums, classrooms, conference and meeting rooms, private offices, elevators, hallways,

medical facilities, cafeterias, employee lounges, stairs, restrooms, vehicles, and all other enclosed facilities."

3. The smoking policy shall be communicated to all employees within four (4) weeks of its adoption.

4. All employers shall supply a written copy of the smoking policy upon request to any existing or prospective employee.

(c) Prohibited on portions of outdoor patios. A person commits an offense in violation of this article if he smokes or possesses a burning tobacco, tobacco substitute, weed, other plant product, electronic cigarette or e-cigarette or liquid nicotine in an outdoor patio area of a retail or service establishment that is defined fully or partially by a barrier or that provides seating for patrons where any portion of the outdoor patio is located fewer than 10 linear feet from public property, an outdoor patio of another establishment or an operable window into a building.

(d) Notwithstanding any other provision of this section, any owner, operator, manager or other person who controls any establishment or facility described in this section may declare the entire establishment or facility as a nonsmoking establishment.

(e) Posting of signs. The owner, operator or person in charge of an establishment or facility in which smoking is prohibited shall post signs in one or more conspicuous locations stating that smoking is prohibited and that an offense is punishable by a fine not to exceed \$2,000.00.

(f) It shall be a defense to prosecution under this section that the public place in which the offense takes place does not have prominently displayed a conspicuous notice that smoking is prohibited and that an offense is punishable by a fine not to exceed \$2,000.00.

Sec. 74-184. - Compliance.

(a) Code enforcement, police, or other city officials designated by the city manager, shall be responsible for compliance with this article. The building official shall make known this article to each applicant applying for a nonresidential certificate of occupancy.

(b) The owner, operator, person in charge or manager of any facility regulated by this article shall comply with the provisions of this article.

(c) Enforcement of this article may be by any of the following actions:

1. Serving written notice on the owner, operator, person in charge or manager of any facility, business or agency within the purview of this article, requiring the correction, within a specified reasonable time frame, of any violation of this article;
2. Requesting the city attorney to maintain an action for injunction to enforce the provisions of this article, to cause the correction of any such violation and for assessment and recovery of a civil penalty of such violation, including attorneys' fees; or
3. Issuing a municipal court citation to any violator of this article.

The remedies contained herein are cumulative of and in addition to any other remedies that are available to the city at law or in equity.

(d) Any person may file a complaint with the city to initiate enforcement by the city.

(e) In undertaking the enforcement of this article, the city is assuming an undertaking only to promote the general health, safety and welfare of its citizens. The city is not assuming any duty or obligation, nor is it imposing any duty and/or obligation on its officers and/or employees, nor is it liable in money damages or otherwise to any person who claims that the city and/or one of its officers and/or employees breached any such obligation, and the breach proximately caused injury.

(f) This article shall not be interpreted nor construed to permit smoking where it is otherwise restricted by other applicable laws.

(g) Notwithstanding any other provision of this article to the contrary, smoking is not prohibited in the following areas:

1. Private residences, except when used as a licensed child care, adult day care or health care facility;
2. Hotel and motel rooms rented to guests, if permitted by the hotel or motel;
3. Approved retail tobacco or e-cigarette stores and smoking lounges provided that the following requirements are met:
 - a. Smoking rooms shall prevent the escape of visible smoke, vapor or other objectionable nonvisible products of smoking without any action required of adjacent tenant spaces.
 - b. Smoking rooms shall have dedicated ventilation systems separate from all other rooms or spaces where smoking is prohibited. Ventilation systems shall consist of exhaust, air purification, filtration, air exchange or a combination of methods to eliminate all visible and nonvisible products of smoking from the indoor environment.
 - c. Patrons shall not be required to enter or pass through smoking rooms to access required public sanitary facilities.
 - d. No person under 21 years of age shall be allowed entrance into or be required to work in a smoking room.
4. Any area of fraternal organization member space not serving the general public.
5. A stage or set of a production of a television program, a theatrical presentation, or a motion picture or filming event where smoking by an actor or performer is essential to the production;
6. An unenclosed outdoor seating area associated with an indoor or enclosed area, including but not limited to a bar, hotel, motel, or eating establishment, except that this defense does not apply if:
 - a. The outdoor seating area is adjacent to a playground or play area for children; or
 - b. The location was posted as a nonsmoking area by the owner, operator, or person in control of the establishment or area with a sign complying with Section 41-3; or

7. A golf course, if the location was between the tee box of the first hole and the end of the green of the 18th hole, on the driving range, or an outdoor patio;

8. Operation of smoking rooms, smoking lounges and retail electronic cigarette stores.

(h) The building official may deny or order the cessation of the continued use of a smoking room, smoking lounge or retail electronic cigarette store if he determines that:

1. Visible smoke, vapor or other objectionable nonvisible products of smoking is migrating from the smoking room, smoking lounge or retail electronic cigarette store into a space, establishment, occupancy or use where smoking is prohibited; or

2. The smoking room, smoking lounge or retail electronic cigarette store has failed to meet any of the standards set forth in this article or tests prescribed by the building official.

3. Upon such a determination, the smoking room, smoking lounge or retail electronic cigarette store shall be prohibited from further use until compliance has been demonstrated to the building official through testing or other means.

Section 74-185. - Violations and penalties

(a) It shall be unlawful for any person who owns, manages, operates or otherwise controls the use of any premises subject to regulation under this chapter to fail to comply with all of its provisions, except for violations noted in paragraph (b) of this section.

(b) It shall be unlawful for any person to smoke in any area where smoking is prohibited by the provisions of this article.

(c) Any person who violates any provision of this article shall be guilty of an offense punishable by:

1. A fine not exceeding \$100.00 for the first violation;

2. A fine not exceeding \$200.00 for a second violation within a one-year period of the first violation; or

3. A fine not exceeding \$500.00 for an additional violation within a one-year period of the first violation.

Section 74-186. - Appeal

The owner or operator of a smoking room, smoking lounge or retail electronic cigarette store that has been denied or ordered to cease the continued use of the smoking room, smoking lounge or retail electronic cigarette store under Section 74-184 may appeal such denial or order as follows:

(1) The owner or operator shall file a written notice of appeal with the building official within five business days of the date the decision was rendered or the action occurred. The notice must state the grounds for the appeal. The building official shall provide a written decision on the appeal within five business days. Failure to render a decision within five business days shall constitute a denial.

(2) If the owner or operator's appeal to the building official is denied, the owner or operator may file a written notice of appeal to the director of the development services department within five business days of receipt of the building official's decision. The director of the development services department shall provide a written decision within five business days of receipt of an appeal in accordance with this section. Failure to render a decision within five business days shall constitute a denial.

(3) If the owner or operator's appeal to the director of the development services department is denied, the owner or operator may file a written notice of appeal to the city manager within five business days of receipt of the director of the development services department's decision. The city manager shall provide a written decision within five business days of receipt of an appeal in accordance with this section. Failure to render a decision within five business days shall constitute a denial. The city manager's decision shall be final.

...”

SECTION 3: PENALTY. Any person, firm, corporation or entity violating or refusing to comply with any provision of this Ordinance, as it exists or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined in an amount not exceeding two thousand dollars (\$2,000.00) for each offense if the offense relates to public health and sanitation, otherwise the fine shall be in an amount not exceeding five hundred dollars (\$500.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Wylie from filing suit to enjoin the violation. Wylie retains all legal rights and remedies available to it under local, state and federal law.

SECTION 4: SAVINGS/REPEALING CLAUSE. 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. Wylie hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 6: AMENDMENTS. For clarity in reading amendments to the Wylie Code of Ordinances, any language intended to be added to the code may be underscored in the amending ordinance, and any language intended to be deleted from the code may be placed in brackets and stricken through. These markings, when used, and the deleted portions shall be removed when amendments are printed in the code. The amended provisions as set forth in this Ordinance have also been renumbered for ease of reading.

SECTION 7: EFFECTIVE DATE. This Ordinance shall be effective upon its passage and publication as required by law.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 24th day of June, 2025.

Matthew Porter, Mayor

**ATTESTED AND CORRECTLY
RECORDED:**

Stephanie Storm, City Secretary

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