Wylie City Council Regular Meeting

July 08, 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. Battle of the Badges Blood Drive Presentation.

PR2. Wylie Baseball and Softball Association Recognition.

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 24, 2025 Regular City Council Meeting minutes.

B. Consider, and act upon, Resolution No. 2025-13(R) of the City of Wylie, Texas suspending the July 31, 2025, effective date of Oncor Electric Delivery Company's requested rate change to permit the city time to study the request and to establish reasonable rates; approving cooperation with the Steering Committee of Cities served by Oncor to hire legal and consulting services and to negotiate with the Company and direct any necessary litigation and appeals; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the Company and legal counsel for the Steering Committee.

C. Consider, and act upon, Ordinance No. 2025-28 amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Chapter 110 (Traffic and Vehicles), Article IV (Speed), Section 110-133 (School Zones), establishing a school zone for certain streets; establishing prima facie maximum speed limits during school hours in such zone; providing for the installation of signs and markings; regulating vehicular and pedestrian traffic; providing for a penalty for the violation of this ordinance, providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance and for the publication of the caption hereof.

REGULAR AGENDA

1. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Neighborhood Services (NS) to Community Retail - Special Use Permit (CR-SUP) on 1.056 acres to allow

for a motor fueling station with a convenience store and drive-thru restaurant use. Property located at 1400 Country Club Road (ZC 2025-06).

WORK SESSION

WS1. Discussion regarding the FY 2025-26 WEDC Budget.

WS2. Discuss the FY 2025-26 Budget.

RECONVENE INTO REGULAR SESSION

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

ADJOURNMENT

CERTIFICATION
I certify that this Notice of Meeting was posted on July 3, 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 **Account Code:**

Prepared By: Stephanie Storm

Subject

Consider, and act upon, approval of June 24, 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

June 24, 2025 – 6:00 PM
Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098

CALL TO ORDER

Mayor Matthew Porter called the regular meeting to order at 6:01 p.m. The following City Council members were present: Junior Mayor Samuel McNeely, Councilman David R. Duke, Councilman Dave Strang (6:27 p.m.), Councilman Todd Pickens, and Councilman Sid Hoover. Mayor *Pro Tem* Gino Mulliqi and Councilman Scott Williams were absent.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Assistant Fire Chief Brian Ritter; Assistant Finance Director Ron Arp; Marketing and Communications Director Craig Kelly; City Secretary Stephanie Storm; Police Lieutenant Mark Johnson; Community Services Director Jasen Haskins; Parks and Recreation Director Carmen Powlen; Public Works Director Tommy Weir; Library Director Ofilia Barrera; Operations Director James Brown; Associate Municipal Court Judge Feil; WEDC Executive Director Jason Greiner; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

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

PRESENTATIONS & RECOGNITIONS

PR1. Junior Mayor Samuel McNeely.

Mayor Porter introduced Junior Mayor Samuel McNeely, administered the oath of office, and presented a proclamation for "Mayor of the Day."

PR2. National Park and Recreation Month.

Mayor Porter proclaimed the month of July as National Park and Recreation Month in Wylie, Texas. Parks and Recreation staff members were present to accept the proclamation.

PR3. Presentations for Outgoing Wylie Board and Commission Members.

Mayor Porter and Junior Mayor McNeely presented gifts of appreciation to outgoing board and commission members, thanking them for their service. Outgoing board and commission members present included Gloria Suarez, Whitney McDougall, and I-isha Hudson.

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

Associate Municipal Court Judge Feil administered the Oath of Office to the newly appointed board and commission members in attendance.

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.

Councilman Strang took his seat at the dais at 6:27 p.m.

Christopher Smith, representing the Wylie Football League, addressed the Council with concerns on the conditions of the practice football fields at Founders Park.

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.

Council Action

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

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.

Council Comments
Mayor Porter clarified that Council had received an email from staff that the total acreage has been updated from 56.5 acres to 48.5 acres. Community Services Director Haskins answered questions from Council.

Council Action
A motion was made by Councilman Strang, seconded by Councilman Duke, to approve Item 1 as amended with the 48.5 acres. A vote was taken, and the motion passed 5-0 with Councilman Williams and Mayor *Pro Tem* Mulliqi absent.

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.

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

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

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 6:45 p.m.

Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.
A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on its negotiating position.

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

Mayor Porter convened the Council into Open Session at 8:13 p.m.

Council Action
A motion was made by Councilman Pickens, seconded by Councilman Strang, authorizing the Wylie EDC to enter into a Performance Agreement for Project 2024-2d in an amount not to exceed $600,000. A vote was taken and the motion passed 5-0 with Councilman Williams and Mayor *Pro Tem* Mulliqi absent.

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

City Secretary Storm read the captions of Ordinance Nos. 2025-25, 2025-26, and 2025-27 into the official record.

ADJOURNMENT
A motion was made by Councilman Strang, seconded by Councilman Duke, to adjourn the meeting at 8:16 p.m. A vote was taken and the motion passed 5-0 with Councilman Williams and Mayor *Pro Tem* Mulliqi absent.

_____
Matthew Porter, Mayor

ATTEST:

_____
Stephanie Storm, City Secretary

CITY OF WYLIE

Wylie City Council
AGENDA REPORT

Department: City Manager **Account Code:**

Prepared By: Mary Bradley, TRMC

Subject

Consider, and act upon, Resolution No. 2025-13(R) of the City of Wylie, Texas suspending the July 31, 2025, effective date of Oncor Electric Delivery Company's requested rate change to permit the city time to study the request and to establish reasonable rates; approving cooperation with the Steering Committee of Cities served by Oncor to hire legal and consulting services and to negotiate with the Company and direct any necessary litigation and appeals; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the Company and legal counsel for the Steering Committee.

Recommendation

Motion to approve the Item as presented.

Discussion

On June 26, 2025, Oncor Electric Delivery Company, LLC ("Oncor" or "Company") filed an Application with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about $834 million or approximately 13 percent over present revenues. The Company asks the City to approve a 12.3 percent increase in residential rates and a 51.0 percent increase in street lighting rates. If approved, an average residential custormer would see a bill increase of about $7.90 per month.

The resolution suspends the July 31, 2025 effective date of the Company's rate increase for the maximum period permitted by law to all the City of Wylie, working in conjunction with the Steering Committee of Cities served by Oncor, to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

The law provides that a rate request made by an electric utility cannot become effective until at least 35 days following the filing of the application to change rates. The law permits the City of Wylie to suspend the rate change for 90 days after the date the rate change would otherwise be effective. If the City of Wylie fails to take some action regarding the filing before the effective date, Oncor's rate request is deemed administratively approved.

Explanation of "Be It Resolved" Paragraphs:

1. The City is authorized to suspend the rate change for 90 days after the date that the rate change would otherwise be effective for any legitimate purpose. Time to study and investigate the application is always a legitimate purpose. Please note that the resolution refers to the suspension period as "the maximum period allowed by law" rather than ending by a specific date. This is because the Company controls the effective date and can extend the deadline for final city action to increase the time that the City retains jurisdiction if necessary to reach settlement on the case. If the suspension period is not otherwise extended by the Company, the City must take final action on Oncor's request to raise rates by July 31, 2025.
2. This provision authorizes the Steering Committee, consistent with the City's resolution approving membership in the Steering Committee, to act on behalf of the City at the local level in settlement discussions, in preparation of a rate ordinance, on appeal of the rate ordinance to the PUC, and on appeal to the Courts. Negotiating clout and efficiency are enhanced by

the City cooperating with the Steering Committee in a common review and common purpose. Additionally, rate case expenses are minimized when the Steering Committee hires one set of attorneys and experts who work under the guidance and control of the Executive Committee of the Steering Committee.

3. The Company will reimburse the Steering Committee for its reasonable rate case expenses. Legal counsel and consultants approved by the Executive Committee of the Steering Committee will submit monthly invoices that will be forwarded to Oncor for reimbursement. No individual city incurs liability for payment of rate case expenses by adopting a suspension resolution.
4. This section recites that the Resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.
5. This section provides that Oncor and Steering Committee counsel will be notified of the City's action by sending a copy of the approved and signed Resolution to certain designated individuals.

RESOLUTION NO. 2025-13(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE SUSPENDING THE JULY 31, 2025, EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE

WHEREAS, on or about June 26, 2025, Oncor Electric Delivery Company (Oncor), pursuant to PURA §§ 33.001 and 36.001 filed with the City of Wylie a Statement of Intent to increase electric transmission and distribution rates in all municipalities exercising original jurisdiction within its service area effective July 31, 2025; and

WHEREAS, the City of Wylie is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee") and will cooperate with the 170 similarly situated city members and other city participants in conducting a review of the Company's application and to hire and direct legal counsel and consultants and to prepare a common response and to negotiate with the Company prior to getting reasonable rates and direct any necessary litigation; and

WHEREAS, PURA § 36.108 grants local regulatory authorities the right to suspend the effective date of proposed rate changes for ninety (90) days after the date the rate change would otherwise be effective; and

WHEREAS, PURA § 33.023 provides that costs incurred by Cities in ratemaking proceedings are to be reimbursed by the regulated utility.

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

1. That the July 31, 2025 effective date of the rate request submitted by Oncor on or about June 26, 2025, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

2. As indicated in the City's resolution approving membership in the Steering Committee, the Executive Committee of Steering Committee is authorized to hire and direct legal counsel and consultants, negotiate with the Company, make recommendations regarding reasonable rates, and to intervene and direct any necessary administrative proceedings or court litigation associated with an appeal of a rate ordinance and the rate case filed with the City or Public Utility Commission.

3. That the City's reasonable rate case expenses shall be reimbursed by Oncor.

4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

5. A copy of this Resolution shall be sent to Oncor Electric Delivery Company, LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas on this the 8th day of July, 2025.

_____
Matthew Porter, Mayor

ATTEST TO:

_____
Stephanie Storm, City Secretary

Wylie City Council

AGENDA REPORT

Department: Public Works / Engineering **Account Code:**

Prepared By: Tommy Weir

Subject

Consider, and act upon, Ordinance No. 2025-28 amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Chapter 110 (Traffic and Vehicles), Article IV (Speed), Section 110-133 (School Zones), establishing a school zone for certain streets; establishing prima facie maximum speed limits during school hours in such zone; providing for the installation of signs and markings; regulating vehicular and pedestrian traffic; providing for a penalty for the violation of this ordinance, providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance and for the publication of the caption hereof.

Recommendation

Motion to approve the Item as presented.

Discussion

On behalf of the City of Wylie, Lee Engineering LLC performed a site plan review for the Kreymer Elementary School (Wylie ISD) in order to establish a school zone in the area around the school. For this school, speed limit signage and flashing lights will be installed by the City of Wylie (Public Works) to provide a safe travel to and from school, as two crosswalks will be installed along Brown Street as part of this project.

Pedestrian crossing activity from nearby neighborhoods should be the primary basis for reduced speed school zones; however, irregular traffic and pedestrian movement must also be considered when children are being dropped off and picked up from school.

For the Kreymer Elementary School, 20-mph speed zones will be provided at the following locations:

a. On Brown Street, from 300 feet west of the proposed crosswalk across Brown Street on the east leg of its intersection with Wyndham Meadows Way (east) and the Kreymer Elementary School driveway to 325 feet east of the proposed crosswalk across Brown Street on the east leg of its intersection with Springdale Way.
b. On Springdale Way for its entire length from Brown Street to Camelot Drive.
c. On Camelot Drive from its intersection with Inverness Drive to 165 feet east of Springdale Way.
d. On Inverness Drive from Camelot Drive to 200 feet south of Camelot Drive.

Staff recommends approval of the proposed amendment to Chapter 110 (Traffic and Vehicles), Article IV (Speed), Section 110-133 (School Zones) of the Wylie's Code of Ordinance, that reflect recommendations from the 2025 Lee Engineering LLC Letter.

ORDINANCE NO. 2025-28

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING WYLIE'S CODE OF ORDINANCES, ORDINANCE NO. 2021-17, AS AMENDED, CHAPTER 110 (TRAFFIC AND VEHICLES), ARTICLE IV (SPEED), SECTION 110-133 (SCHOOL ZONES), ESTABLISHING A SCHOOL ZONE FOR CERTAIN STREETS; ESTABLISHING PRIMA FACIE MAXIMUM SPEED LIMITS DURING SCHOOL HOURS IN SUCH ZONE; PROVIDING FOR INSTALLATION OF SIGNS AND MARKINGS; REGULATING VEHICULAR AND PEDESTRIAN TRAFFIC; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, §545.356 of the Texas Transportation Code provides that whenever the governing body of the municipality shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or prudent under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the City of Wylie, Texas ("Wylie" or "City"), taking into consideration, among other things, whether the highway is a two-lane, undivided highway, as well as the usual traffic thereon, said governing body may determine and declare reasonable and prudent maximum prima facie speed limits thereon by the passage of an ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway; and

WHEREAS, §541.302 of the Texas Transportation Code defines a "school crossing zone" as a reduced speed zone designated on a street by a local authority to facilitate safe crossing of the street by children going to or leaving a public or private elementary or secondary school during the time the reduced speed limit applies; and

WHEREAS, the City Council of the City of Wylie, Texas ("City Council") finds it necessary to amend Chapter 110 (Traffic and Vehicles), Article IV (Speed), Section 110-133 (School Zones) of the Wylie Code of Ordinances, to coordinate with the change in school attendance times and to establish maximum speed limits within the areas and at the locations named and designated in the body of this Ordinance, all within the corporate limits of the City, and in the immediate vicinity of school areas, during periods of time, which shall be set by the City's Engineer, when the schools are in session and school children are going to and from schools and playgrounds; and

WHEREAS, the City Council finds that it is necessary for the protection and safety of pedestrians crossing streets in school areas to establish maximum speed limits and to prohibit the overtaking and passing of motor vehicles within the school zone; and

WHEREAS, the City Council has investigated and determined that it would be advantageous and beneficial to the citizens of the City to amend Chapter 110 (Traffic and Vehicles), Article IV (Speed), Section 110-133 (School Zones) of the Wylie Code of Ordinances as set forth below.

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

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

SECTION 2: Amendment to Chapter 110 (Traffic and Vehicles), Article IV (Speed), Section 110-133 (School Zones) of Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended. Chapter 110 (Traffic and Vehicles), Article IV (Speed), Section 110-133 (School Zones) of Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended is hereby amended to read as follows:

"CODE OF ORDINANCES
CHAPTER 110 – TRAFFIC AND VEHICLES
ARTICLE IV. – SPEED

…

Sec. 110-133. - School Zones.

a) *Vehicle speed and operation generally*. It shall be unlawful for any person to operate or drive any vehicle at a speed greater than the speed designated or posted, or to overtake or pass any other vehicle in any school zone as may be marked or designated within the City during the hours indicated upon signs erected in such zone, or whenever children are present in such zones, or when such zones have an alternating flashing light in operation.

b) *Speed limits*. The following prima facie maximum speed limits hereinafter indicated for motor vehicles are hereby determined and declared to be reasonable and safe. Such maximum speed limits are hereby fixed at the rate of speed indicated for motor vehicles traveling upon the main street or highway, or parts of the main street or highway, and no motor vehicle shall be operated along or upon such portions of the named streets or highways within the corporate limits of the City in excess of the speeds set forth as follows:

(1) Twenty miles per hour, during specified times on school days on the following streets:

AKIN ELEMENTARY SCHOOL

a. On Springwood Lane from the point of its intersection with Lanwood Drive to the point of its intersection with W.A. Allen Boulevard.
b. On Lanwood Drive from a point 100 feet south of its intersection with Cedar Ridge Drive south to the point of its intersection with Heatherwood Lane.
c. On Heatherwood Lane 200 feet each direction from its intersection with Lanwood Drive.
d. On W.A. Allen Boulevard from a point 200 feet north to a point 200 feet south of its intersection with Springwood Lane.

BIRMINGHAM ELEMENTARY SCHOOL

a. On Brown Street from a point 300 feet west of its intersection with Rustic Trail to a point 360 feet west of its intersection with Westgate Way.
b. On Westgate Way from a point 200 feet north to a point 200 feet south of its intersection with Brown Street.

BURNETT JR HIGH SCHOOL

a. On Pirate Drive from its intersection with Hilltop Street to its intersection with Ballard Avenue.
b. On Hilltop Street from its intersection with Pirate Drive to its intersection with Stone Road.
c. On Stone Road from a point 250 feet west to a point 150 feet east of its intersection with Hilltop Lane.

COOPER JR HIGH SCHOOL/DRAPER INTERMEDIATE

a. On Hooper Road from north of its intersection with New Hensley Lane south to its intersection with New Hensley Lane.
b. On the northbound and southbound lanes of Woodbridge Parkway 200 feet north of its intersection with New Hensley Lane to 200 feet south of its intersection with Old Hensley Lane.
c. On New Hensley Lane from 200 feet west of its intersection with Woodbridge Parkway to a point 200 feet east of the easternmost driveway of Cooper Jr. High School.
d. On Old Hensley Lane from its intersection with Woodbridge Parkway to a point 200 feet east of the easternmost driveway of Draper Intermediate School.

DODD ELEMENTARY SCHOOL

a. On Cheyenne Road from a point 200 feet south of Tuscalosa Drive to a point 150 feet south of its intersection with Barbour Drive.
b. On Tuscalosa Drive from its intersection with Cheyenne Road to a point 200 feet east of the intersection with Cheyenne Road.

GROVES ELEMENTARY SCHOOL

a. On Riverway Lane from a point 100 feet from its intersection with McCreary Road east to a point 150 feet west of the intersection with Meandering Drive.
b. On Appalachian Drive from its intersection with Riverway Lane to a point 150 feet south of the intersection with Riverway Lane.
c. On Spring Tide Drive from its intersection with Riverway Lane to a point 150 feet north of the intersection with Riverway Lane.

HARRISON INTERMEDIATE SCHOOL

a. On Ballard Avenue from a point 200 feet north of its intersection with Pirate Drive to a point 200 feet south of its intersection with Birmingham Street.

HARTMAN ELEMENTARY SCHOOL

a. On Birmingham Street from its intersection with Williams Street to a point 200 feet south of its intersection with W. Stone Road.

b. On Kirby Street from a point 200 feet west to a point 200 feet east of its intersection with Birmingham Street.

KREYMER ELEMENTARY SCHOOL

a. On Brown Street, from 300 feet west of the proposed crosswalk across Brown Street on the east leg of its intersection with Wyndham Meadows Way (east) and the Kreymer Elementary School driveway to 325 feet east of the proposed crosswalk across Brown Street on the east leg of its intersection with Springdale Way.
b. On Springdale Way for its entire length from Brown Street to Camelot Drive.
c. On Camelot Drive from its intersection with Inverness Drive to 165 feet east of Springdale Way.
d. On Inverness Drive from Camelot Drive to 200 feet south of Camelot Drive.

MCMILLAN JR HIGH SCHOOL/DAVIS INTERMEDIATE

a. On Park Boulevard from a point 30 feet east of the intersection with Westgate Way, west to a point 200 feet west of its intersection with Mobile Lane.
b. On Westgate Way from its intersection with Park Boulevard south 150 feet.

WATKINS ELEMENTARY SCHOOL

a. On Elm Road from a point 200 feet west of its intersection with E FM 544 west to a point 400 feet west of its intersection with Timber Falls Drive.
b. On Timber Falls Drive from its intersection with Elm Road, south 200 feet.

WYLIE EAST HIGH SCHOOL

a. On Wylie East Drive from a point 1300 feet north of its intersection with Brown Street to a point 400 feet south of the intersection with Brown Street.
b. On Brown, from its intersection with Wylie East Drive to a point 400 feet west of the intersection.

WYLIE HIGH SCHOOL

a. On Woodbridge Parkway from a point 200 feet south of its intersection with FM 544 to a point 1200 feet south of its intersection with FM 544.

(2) Thirty miles per hour, during specified times on school days on the following streets:

SMITH ELEMENTARY

a. On Country Club Drive from a point 200 feet north of its intersection with Lakeway Drive to a point 100 feet south of its intersection with Stonecrest Trail.

As a result of the frequent changes to elementary and secondary public and private school start and end times, the appropriate hours of enforcement for school zone maximum speed limits shall be set by the City's Engineer. The maximum speed limits in a school zone shall be set in accordance with the Texas Department of Transportation recommendations, unless set forth and posted otherwise as determined by the City's Engineer. The speed limits contained in this section shall not be effective until signs giving notice of such regulations are posted upon or at the entrances to those portions of the street or highway affected as may be most appropriate in accordance with the Uniform Manual on Traffic Control Devices, as amended, promulgated by the state department of transportation. The City Manager or his duly authorized representative is authorized and directed to cause to be erected such appropriate signs.

…"

SECTION 3: Penalty Provision. Any person, firm, corporation or entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined a sum not exceeding Five Hundred Dollars ($500.00), unless the violation relates to fire safety, zoning or public health and sanitation, including dumping and refuse, in which the fine shall not exceed the sum of TWO THOUSAND AND NO/100 DOLLARS ($2,000.00). Each continuing day's violation or separate act under this Ordinance 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 pursuant to 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 hereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

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

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, on this 8th day of July, 2025.

_____

Matthew Porter, Mayor

ATTESTED TO AND
CORRECTLY RECORDED BY:

_____
Stephanie Storm, City Secretary

Date of Publication: July 17, 2025 in *The Wylie News*

ARIZONA
TEXAS
NEW MEXICO
OKLAHOMA

June 9, 2025

Than Nguyen, PE, CFM
Engineering Development Manager
City of Wylie
949 Hensley Lane #300
Wylie, TX 75098

Dear Mr. Nguyen:

In conjunction with our previous analysis performed for the roadways around Kreymer Elementary School (as illustrated in Figure 1 of the draft memorandum from Lee Engineering to the City dated May 30, 2024), we are providing for the City's convenience a summary of the locations where reduced speed school zones are recommended for City Council action.

For Kreymer Elementary School, 20-mph reduced speed school zones should be provided at the following locations:

a. On Brown Street, from 300 feet west of the proposed crosswalk across Brown Street on the east leg of its intersection with Wyndham Meadows Way (east) and the Kreymer Elementary School driveway to 325 feet east of the proposed crosswalk across Brown Street on the east leg of its intersection with Springdale Way.
b. On Springdale Way for its entire length from Brown Street to Camelot Drive.
c. On Camelot Drive from its intersection with Inverness Drive to 165 feet east of Springdale Way.
d. On Inverness Drive from Camelot Drive to 200 feet south of Camelot Drive.

The reduced speed school zones at the locations listed above should <u>not</u> be implemented independent of other traffic control devices recommended in the May 30, 2024 draft memorandum. The traffic control devices and operations described in that document, when finalized (including signs, pavement markings, beacons and school crossing guard locations) are designed as a system and should therefore be implemented in their entirety for one of the available options described to comply with the Texas Manual on Uniform Traffic Control Devices and maximize the safety of student pedestrians.

Please don't hesitate to contact me if you have any questions.

Sincerely,

Josh Smith, P.E., PTOE
Project Manager
Lee Engineering, TBPE Firm F-450

Wylie City Council

AGENDA REPORT

Department: Planning **Account Code:**

Prepared By: Jasen Haskins

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Neighborhood Services (NS) to Community Retail - Special Use Permit (CR-SUP) on 1.056 acres to allow for a motor fueling station with a convenience store and drive-thru restaurant use. Property located at 1400 Country Club Road (ZC 2025-06).

Recommendation

Motion to approve the request to table this Item to the August 26, 2025 meeting.

Discussion

OWNER: ADC Industrial LLC **APPLICANT: ADC Industrial LLC**

REQUEST TO TABLE UNTIL AUGUST 26, 2025

The applicant is requesting to rezone 1.056 acres located on the northeast corner of Country Club Road and Park Blvd. at 1400 Country Club Road from Neighborhood Services to Community-Retail with a Special Use Permit (CR-SUP) to allow for a motor fueling station with a 4,000 sq. ft. convenience store and drive-thru restaurant use.

The applicant is proposing to offer the sale of beer and wine within the convenience store and allow for the sale of smoking products as required by the Smoking Zoning Ordinance amendments 2025-14. The development is also proposing to allow for a drive-thru restaurant by right.

The special conditions of the SUP allow for the sale of beer and wine and smoking products limited to cigarettes and cigars with a waiver to the 300’ distance requirements from a public school due to the proximity from Dodd Elementary. The property is 299.71’ from the school. The sale of e-cigarettes, vape cartridges, CBD or THC smokable or edible products shall be prohibited.

Wylie Independent School District has been contacted and has no opinion regarding the proposed development.

Hours of operation are proposed to be Sunday to Friday 5 a.m. to midnight for the convenience store and restaurant use. Saturday 5 a.m. to 1 a.m. for the convenience store and restaurant use. Fuel pumps are accessible 24 hours a day, every day.

The Zoning Exhibit shall serve as the concept plan and shows the general location of building, parking, vehicle access, and landscaping placement. If approved the development shall be required to provide a site plan and an amended plat prior to development commencing with full compliance with site design codes and regulations.

The property to the west is developed with the Wylie United Methodist Church. The property to the north is owned by the applicant and zoned Neighborhood Services. The property to the east is developed with Goddard School of Wylie and zoned Neighborhood Services. The property to the south is undeveloped and zoned Neighborhood Services. There are no completed

drive-thru restaurants within ½ mile of the subject property. The closest motor fueling station with a convenience store is located south at Country Club and Brown Street.

The site is located in the Local Commercial sector of the future land use map and is consistent with land use classification of the Comprehensive Plan.

Notices were sent to six property owners within 200 feet as required by state law. At the time of posting, one response was received in favor and one in opposition of the request. The opposition letter comes from a property that is rather large; therefore, per Section 211.006 of the Local Government Code, for a rezoning to take effect a three-fourths affirmative vote is required due to the opposition of the rezoning exceeding 20% of the notified area.

In October 2020 the property owner applied for a similar zoning change that was denied by City Council with a 4-2 vote. At that time, there was opposition from the private school adjacent to this property and the City did not have the ability to limit the types of smoking products sold at a business.

P&Z Recommendation

The Commission voted 3-2 to recommend approval with the dissenting votes feeling that this property was not appropriate for a c-store, gas station, and drive-thru restaurant.

Locator Map

ZONING CASE:

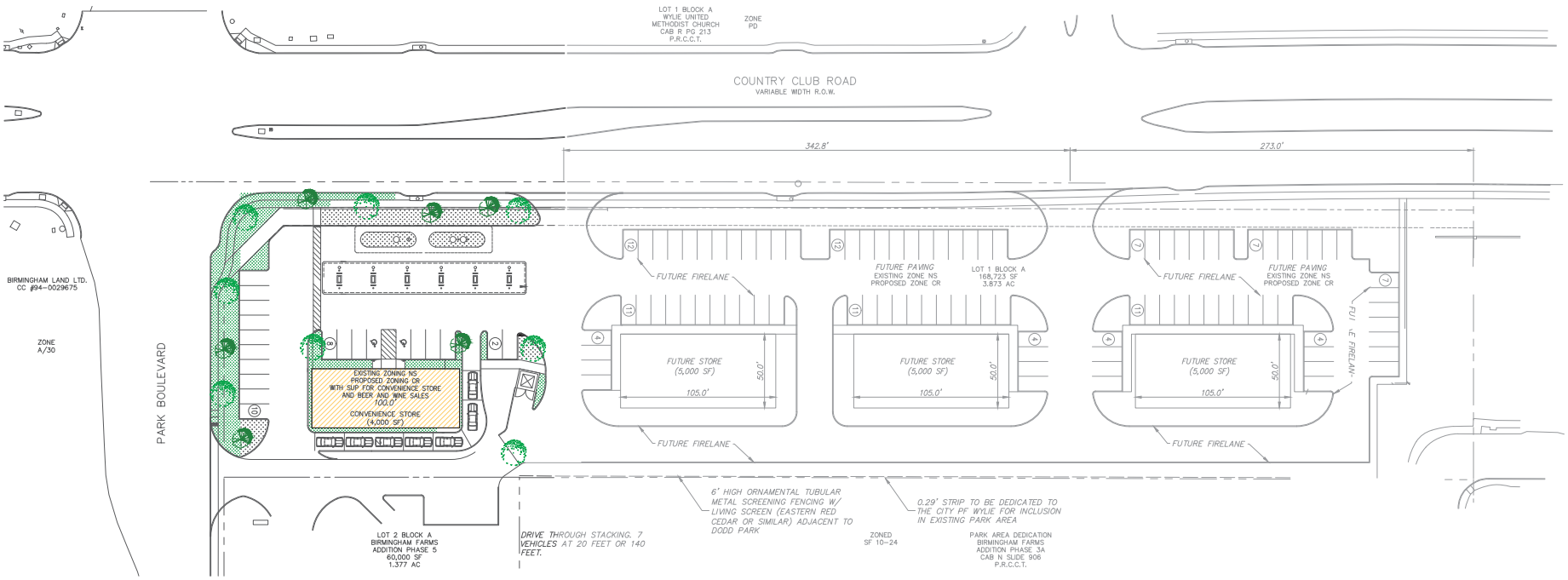
ZC 2025-06 Keles Convenience Store

SUBJECT property

0 0.1 0.2 0.3 0.4 Miles

CITY OF WYLIE

Date: 5/5/2025



THE CONTENTS OF THESE DOCUMENTS ARE AND REMAIN THE SOLE PROPERTY OF SCULPTO DESIGNS.

Design / Drafting by :
DESIGN STUDIO

REVISIONS	BY

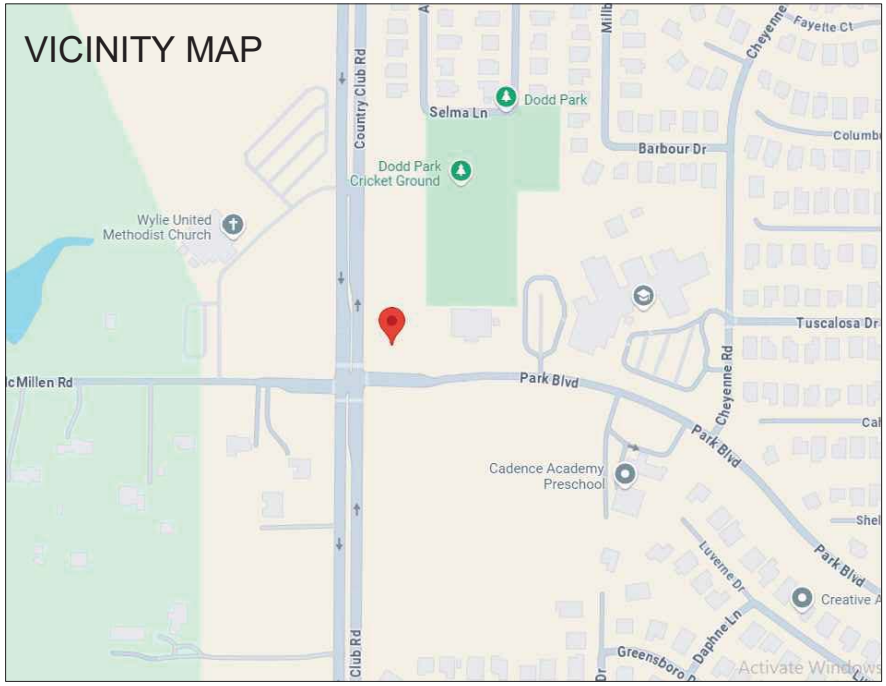
SIGNATURE & DATE

DATE: MAY,10,2025

SCALE:

DRAWING:
COVER PAGE

SHEET NO:
A01



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Design / Drafting by :
DESIGN STUDIO

REVISIONS	BY

SIGNATURE & DATE

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SCALE:

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A01

Fueling Station and Restaurant

EXHIBIT "C"

Conditions for Special Use Permit

I. PURPOSE

The purpose of this Special Use Permit is to allow for a motor fueling station with a convenience store and drive through restaurant use.

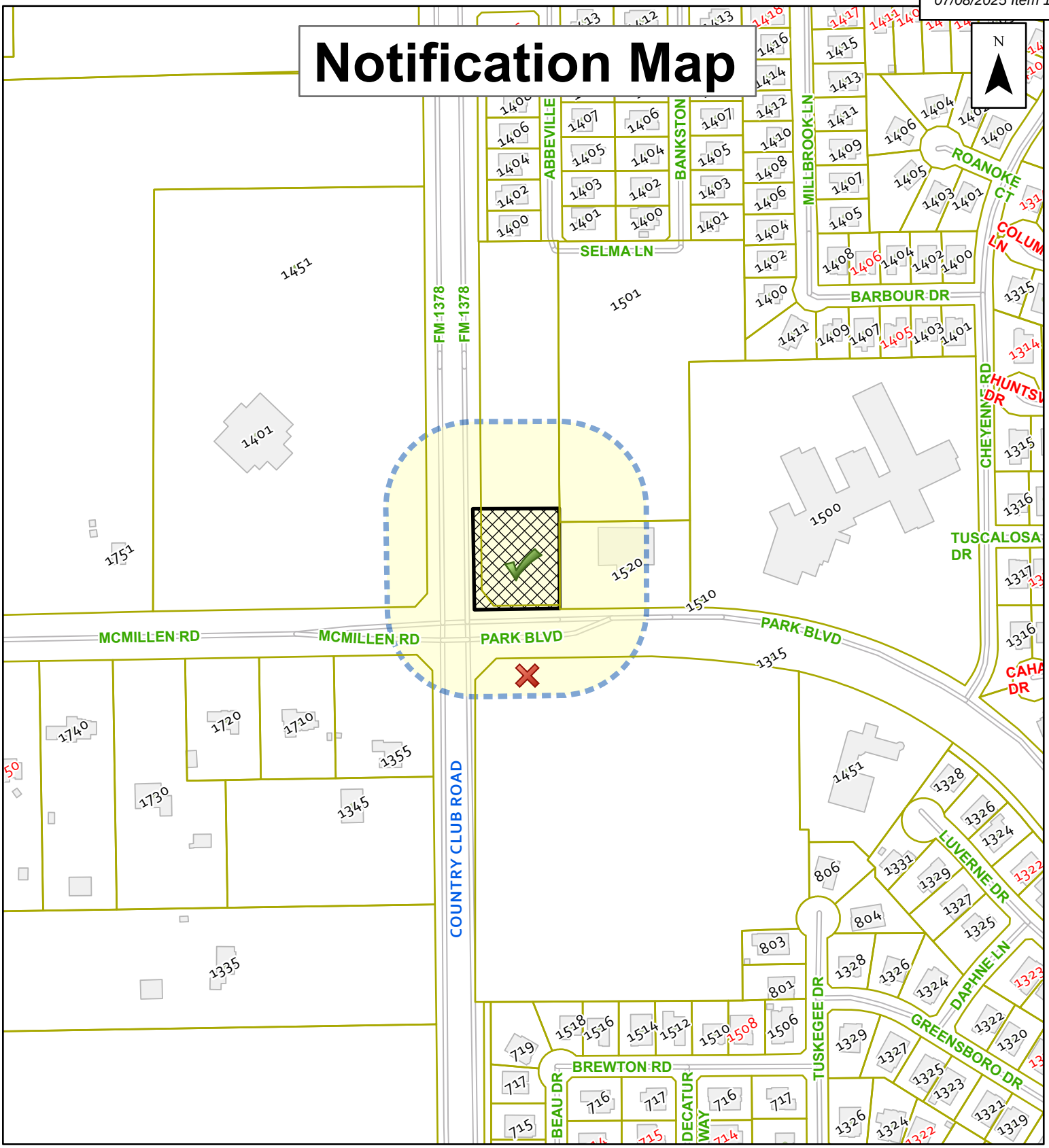
II. GENERAL CONDITIONS

1. The Special Use Permit shall not affect any regulations of the Community Retail (CR) design standards, as provided in Article 4 and 5 of the City of Wylie Zoning Ordinance as adopted June 2023; except as specifically provided herein.
2. The design and development of the Keles Fueling Station and Restaurant shall be in accordance with Section II below and the Zoning Exhibit (Exhibit "B").

III. SPECIAL CONDITIONS

1. The following listed uses as defined in Article 5 and 7 of the Zoning Ordinance (adopted as of June 2023) and as depicted in the Zoning Exhibit (Exhibit "B") shall be allowed by-right:
    a. Fueling Station
    b. Drive-Through Restaurant
    c. Beer and Wine Sales with a waiver to the 300' distance requirements from a public school.
    d. Smoking product sales: limited to cigarettes & cigars with a waiver to the 300' distance requirement from a public school.
        i. The sale of e-cigarettes, vape cartridges, CBD or THC smokable or edible products shall be prohibited.
2. The hours of operation for the business shall be:
    a. Sunday to Friday 5 a.m. to Midnight for the convenience store and restaurant use
    b. Saturday 5 a.m. to 1 a.m. for the convenience store and restaurant use
    c. Fuel pumps are accessible 24 hours a day, every day.

Notification Map



ZONING CASE:
ZC 2025-06 Keles Convenience Store

SUBJECT property

200 foot Notification Buffer

0 100 200 300 400 500 Feet

CITY OF WYLIE

Date: 5/5/2025

CITY OF WYLIE

Public Comment Form

First Name *
Joseph

Middle Name

Last Name *
Keles

Address *

Street Address
BIRMINGHAM PLACE PHASE 5, BLK A, LOT 1, Country Club Road

Address Line 2

City
Wylie

State / Province / Region
TX

Postal / Zip Code
75098

Case # *
ZC2025-06 Country Club Rd & Park Blvd

Response *

- (●) I am FOR the requested zoning as explained on the public notice
- ( ) I am AGAINST the requested zoning as explained on the public

Comments

"I believe this corner location is an excellent choice for a gas station and convenience store. The surrounding neighborhood is in clear need of accessible fuel and daily essentials, and this development would fill that gap. Not only would it provide convenience to local residents, but it would also encourage further growth in the area. Additionally, the increased commercial activity would generate valuable sales tax revenue for the city, contributing to community improvements and public services. I fully support this project and believe it will be a positive step for the neighborhood and the city as a whole."

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature
5/30/2025

PUBLIC COMMENT FORM

Submissions can now be made on-line at https://records.wylietexas.gov/Forms/PublicComment
or by scanning the QR code in the upper right hand corner.
(If completing the form below, please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

____ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2025-06.

✓ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2025-06.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of Planning & Zoning Commission meeting: Tuesday, June 17, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of City Council meeting: Tuesday, July 08, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Sammy Jibrin, F&L, LLP
(please print)

Address: 1057 S. Sherman St. Ste 300
Richardson, TX 75081

Signature:

Date: 6.4.25

COMMENTS:

We do NOT Agree w/ Alcohol and cigarettes within 300 ft of a private school.

I own the 13.036 Acres at SEC of Country club and Park

ABS A0022 Charles Atterbury Survey TRACT 25
13.036 Acres Property ID - 2858816
Owner ID - 968880

Wylie City Council

AGENDA REPORT

Department: WEDC **Account Code:**

Prepared By: Jason Greiner

Subject

Discussion regarding the FY 2025-2026 WEDC Budget.

Recommendation

Discussion.

Discussion

Staff will lead a discussion regarding the FY2025-2026 WEDC Budget.

Attachments include:

- WEDC Narrative
- WEDC Department Overview
- WEDC Fund Balance Summary
- WEDC Debt Service Detail

WYLIE ECONOMIC DEVELOPMENT CORPORATION

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

STAFFING	BUDGET 2022-2023	BUDGET 2023-2024	BUDGET 2024-2025	BUDGET 2025-2026
Executive Director	1	1	1	1
Assistant Director		1	1	1
BRE Director	1	1	1	1
Office Manager		1	1	1
Research Analyst			1	1
Econ Dev Coordinator				1
Administrative Assistant	*1*	*1*		
Senior Assistant	*1*			
Mkt & Comms Coordinator		*0.5*		
TOTAL	4	5.5	5	6

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

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

WEDC Board of Directors	Current Appointment	Term Expires
Demond Dawkins, President	06/2024	06/2027
Blake Brininstool, Vice President	06/2024	06/2027
Harold Smith, Secretary	06/2024	06/2026
Alan Dayton	06/2025	06/2028
Melisa Whitehead, Immediate Past President	06/2025	06/2028

Budget Overview FY 2025-2026

Department Executive Summary
Wylie EDC

FY 2026 Budget Notes

Notable increases/decreases from FY 2026 base budget:

For FY26, the WEDC estimates $13,998,431 in available resources which includes a beginning fund balance of $5,677,884. Staff estimates the following WEDC Revenues: $5,389,434 in Sales Tax Receipts, $2,898,313 in proceeds from the Sale of WEDC-owned properties, $22,800 in Rental Income, and $10,000 in allocated interest earnings.

Expenses for FY26 are estimated at $10,314,213. Personnel Services increased from $666,499 to $776,716, and Incentives decreased from $1,741,250 to $1,510,000. Debt Service is projected to increase from $1,231,998 to $1,883,248 (with a proposed $7MM increase to debt service at the end of FY25), and the WEDC has an additional $1,000,000 in reserve for future land acquisition. As the City Council will recall in recent years, staff has reclassified the WEDC Expenses in Infrastructure Projects (Streets & Alleys) to Special Services. These expenses were once accounted for in Capital Outlay; however, since the WEDC does not maintain ownership of the street, alley, water, sewer, or natural gas lines, they have been moved to Special Services. The Special Services Account has been split into three sub-categories to more accurately track the taxable versus non-taxable nature of these expenses for reporting purposes, due to the Series 2022 Note in the amount of $8.1 million.

Notable Changes:

- Personnel Services: Up from $666,499 to $776,716
    - Requesting one position in early FY26 for cross-training due to retirement.
- Special Services Real Estate: up from $71,000 to $221,000 due to site development (RBP)
- Special Services Infrastructure: down from $9,020,667 to $3,200,000
    - Includes Ballard/Oak/Jackson/Marble Downtown Striping/Parking, Alanis Water/Sewer improvements, RBP- Hooper/Steel Infrastructure, and Hwy 78 sidewalk from Marble to Oak.
- Engineering Services: Up from $885,300 to $960,300
    - Includes General Engineering, RBP Construction Plans, Downtown Parking Design, Downtown Building Civils, Downtown Building Architectural, 544 Corridor Civils, Environmental, and Misc Surveys/Concepts.
- Debt Service: Up from $1,231,998 to $1,883,249
    - Projected increase related to Executive Session discussions and Confidential Project.

Staff estimates the FY26 ending fund balance of $3,684,218.

Once approved by the WEDC Board of Directors on July 16th, the budget will come back to City Council for final approval at the July 22nd City Council Meeting.

Prepared by: Wylie EDC

FY 2025-2026 Revenues

Account	2024 Actual	2025 Budget	2025 YTD Actual	2026 Base Budget	2026 Base vs 2025 Base $	2026 Base vs 2025 Base %	2026 Proposed
Fund: 111 - WYLIE ECONOMIC DEVELOPMENT CORP	**$ (5,211,024)**	**$ (9,228,547)**	**$ (2,480,637)**	**$ (8,320,547)**	**$ 908,000**	**-9.84%**	**$ (8,320,547)**
Department: 4000 - REVENUES	**$ (5,211,024)**	**$ (9,228,547)**	**$ (2,480,637)**	**$ (8,320,547)**	**$ 908,000**	**-9.84%**	**$ (8,320,547)**
Category: 400 - Taxes	**$ (4,874,240)**	**$ (4,990,217)**	**$ (1,375,539)**	**$ (5,389,434)**	**$ (399,217)**	**8.00%**	**$ (5,389,434)**
Type: Revenue	**$ (4,874,240)**	**$ (4,990,217)**	**$ (1,375,539)**	**$ (5,389,434)**	**$ (399,217)**	**8.00%**	**$ (5,389,434)**
111-4000-40210 - SALES TAX	$ (4,874,240)	$ (4,990,217)	$ (1,375,539)	$ (5,389,434)	**$ (399,217)**	**8.00%**	$ (5,389,434)
Category: 430 - Intergovernmental	-	-	-	-	-	-	-
Type: Revenue	**-**	**-**	**-**	**-**	**-**	**-**	**-**
111-4000-43518 - 380 ECONOMIC AGREEMENTS	-	-	-	-	-	-	-
Category: 460 - Interest Income	**$ (526,633)**	**$ (112,000)**	**$ (175,004)**	**$ (10,000)**	**$ 102,000**	**-91.07%**	**$ (10,000)**
Type: Revenue	**$ (526,633)**	**$ (112,000)**	**$ (175,004)**	**$ (10,000)**	**$ 102,000**	**-91.07%**	**$ (10,000)**
111-4000-46110 - ALLOCATED INTEREST EARNINGS	$ (526,633)	$ (112,000)	$ (175,004)	$ (10,000)	**$ 102,000**	**-91.07%**	$ (10,000)
Category: 480 - Miscellaneous Income	**$ 189,849**	**$ (4,126,330)**	**$ (930,094)**	**$ (2,921,113)**	**$ 1,205,217**	**-29.21%**	**$ (2,921,113)**
Type: Revenue	**$ 189,849**	**$ (4,126,330)**	**$ (930,094)**	**$ (2,921,113)**	**$ 1,205,217**	**-29.21%**	**$ (2,921,113)**
111-4000-48110 - RENTAL INCOME	$ (31,581)	$ (4,800)	$ (4,100)	$ (22,800)	**$ (18,000)**	**375.00%**	$ (22,800)
111-4000-48410 - MISCELLANEOUS INCOME	$ (1,954)	-	$ (400)	-	-	-	-
111-4000-48430 - GAIN/(LOSS) SALE OF CAP ASSETS	$ 223,384	$ (4,121,530)	$ (925,594)	$ (2,898,313)	$ 1,223,217	-29.68%	$ (2,898,313)
	$ (5,211,024)	**$ (9,228,547)**	**$ (2,480,637)**	**$ (8,320,547)**	**$ 908,000**	**-9.84%**	**$ (8,320,547)**

FY 2025-2026 Expenses

Account	2024 Actual	2025 Budget	2025 Base Budget	2025 YTD Actual	2025 Projected	2026 Base Budget	2026 Base vs 2025 Base $	2026 Base vs 2025 Base %	2026 Proposed
Fund: 111 - WYLIE EDC	**$ 6,047,392**	**$15,277,656**	**$ 15,277,656**	**$ 4,353,683**	**$ 21,740,065**	**$ 10,314,213**	**$ (4,963,443)**	**-32.49%**	**$ 10,314,213**
Department: 5611 - DEVELOPMENT CORP	**$ 6,047,392**	**$15,277,656**	**$ 15,277,656**	**$ 4,353,683**	**$ 21,740,065**	**$ 10,314,213**	**$ (4,963,443)**	**-32.49%**	**$ 10,314,213**
Category: 510 - Personnel Services	**$ 585,446**	**$ 666,499**	**$ 666,499**	**$ 277,169**	**$ 698,920**	**$ 776,716**	**$ 110,217**	**16.54%**	**$ 776,716**
Category: 520 - Supplies	**$ 8,469**	**$ 8,300**	**$ 8,300**	**$ 2,242**	**$ 8,300**	**$ 8,300**	**-**	**-**	**$ 8,300**
Category: 540 - Materials for Maintenance	**$ 5,628**	**$ 10,150**	**$ 10,150**	**-**	**$ 10,150**	**$ 10,150**	**-**	**-**	**$ 10,150**
Category: 560 - Contractual Services	**$ 4,215,851**	**$12,389,715**	**$ 12,389,715**	**$ 3,513,999**	**$ 13,489,617**	**$ 6,635,798**	**$ (5,753,917)**	**-46.44%**	**$ 6,635,798**
Type: Expense	$ 4,215,851	$12,389,715	$ 12,389,715	$ 3,513,999	$ 13,489,617	$ 6,635,798	**$ (5,753,917)**	**-46.44%**	$ 6,635,798
111-5611-56030 - INCENTIVES	$ 1,256,000	$ 1,741,250	$ 1,741,250	$ 200,000	$ 941,250	$ 1,510,000	**$ (231,250)**	**-13.28%**	$ 1,510,000
111-5611-56040 - SPECIAL SERVICES	$ 26,180	$ 87,270	$ 87,270	$ 883	$ 92,270	$ 87,270	-	-	$ 87,270
111-5611-56041 - SPECIAL SERVICES-REAL ESTATE	$ 287,146	$ 71,000	$ 71,000	$ 6,411	$ 71,000	$ 221,000	**$ 150,000**	**211.27%**	$ 221,000
111-5611-56042 - SPECIAL SERVICES-INFRASTRUCTURE	$ 1,748,655	$ 9,020,667	$ 9,020,667	$ 2,992,343	$ 11,615,144	$ 3,200,000	**$ (5,820,667)**	**-64.53%**	$ 3,200,000
111-5611-56080 - ADVERTISING	$ 121,585	$ 226,125	$ 226,125	$ 93,125	$ 30,050	$ 276,125	**$ 50,000**	**22.11%**	$ 276,125
111-5611-56090 - COMMUNITY DEVELOPMENT	$ 57,193	$ 74,450	$ 74,450	$ 20,488	$ 74,450	$ 74,450	-	-	$ 74,450
111-5611-56110 - COMMUNICATIONS	$ 5,923	$ 7,900	$ 7,900	$ 2,074	$ 7,900	$ 7,900	-	-	$ 7,900
111-5611-56180 - RENTAL	$ 24,750	$ 27,000	$ 27,000	$ 15,750	$ 27,000	$ 50,000	**$ 23,000**	**85.19%**	$ 50,000
111-5611-56210 - TRAVEL & TRAINING	$ 65,406	$ 95,500	$ 95,500	$ 29,391	$ 95,500	$ 95,500	-	-	$ 95,500
111-5611-56250 - DUES & SUBSCRIPTIONS	$ 68,591	$ 91,053	$ 91,053	$ 59,667	$ 91,053	$ 91,053	-	-	$ 91,053
111-5611-56310 - INSURANCE	$ 5,653	$ 6,800	$ 6,800	$ 5,817	$ 6,800	$ 6,800	-	-	$ 6,800
111-5611-56510 - AUDIT & LEGAL SERVICES	$ 35,820	$ 53,000	$ 53,000	$ 12,057	$ 53,000	$ 53,000	-	-	$ 53,000
111-5611-56570 - ENGINEERING/ARCHITECTURAL	$ 510,449	$ 885,300	$ 885,300	$ 75,207	$ 381,800	$ 960,300	**$ 75,000**	**8.47%**	$ 960,300
111-5611-56610 - UTILITIES-ELECTRIC	$ 2,500	$ 2,400	$ 2,400	$ 786	$ 2,400	$ 2,400	**$ -**	**0.00%**	$ 2,400
Category: 570 - Debt Service & Capital Replacement	**$ 1,231,998**	**$ 1,231,998**	**$ 1,231,998**	**$ 560,273**	**$ 1,231,998**	**$ 1,883,249**	**$ 651,251**	**52.86%**	**$ 1,883,249**
Category: 580 - Capital Outlay	**-**	**$ 1,000,000**	**$ 1,000,000**	**-**	**$ 7,000,000**	**$ 1,000,000**	**-**	**-**	**$ 1,000,000**
Type: Expense	-	$ 1,000,000	$ 1,000,000	-	$ 7,000,000	$ 1,000,000	-	-	$ 1,000,000
111-5611-58110 - LAND-PURCHASE PRICE	$ 7,079	$ 1,000,000	$ 1,000,000	-	$ 7,000,000	$ 1,000,000	-	-	$ 1,000,000
111-5611-58210 - STREETS & ALLEYS	-	-	-	-	-	-	-	-	-
111-5611-58830 - FURNITURE & FIXTURES	-	-	-	-	-	-	-	-	-
111-5611-58995 - CONTRA CAPITAL OUTLAY	$ (7,079)	-	-	-	-	-	-	-	-
	$ 6,047,392	**$15,306,662**	**$ 15,306,662**	**$ 4,353,683**	**$ 21,740,065**	**$ 10,314,213**	**$ (4,992,449)**	**-32.62%**	**$ 10,314,213**

FY2025-2026 WEDC Debt Service Detail
Proposed

Jarrard Loan #6088461 **$45,267.71**

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

Payment No	Due Date	Interest	Principal	Total Payment	Principal Balance
106	10/22/2025	$169.75	$2,939.40	$3,109.15	$42,328.31
107	10/23/2025	$158.73	$2,950.42	$3,109.15	$39,377.89
108	10/24/2025	$147.67	$2,961.48	$3,109.15	$36,416.41
109	10/25/2025	$136.56	$2,972.59	$3,109.15	$33,443.82
110	10/26/2025	$125.41	$2,983.74	$3,109.15	$30,460.08
111	10/27/2025	$114.23	$2,994.92	$3,109.15	$27,465.16
112	10/28/2025	$102.99	$3,006.16	$3,109.15	$24,459.00
113	10/29/2025	$91.72	$3,017.43	$3,109.15	$21,441.57
114	10/30/2025	$80.41	$3,028.74	$3,109.15	$18,412.83
115	10/31/2025	$69.05	$3,040.10	$3,109.15	$15,372.73
116	11/1/2025	$57.65	$3,051.50	$3,109.15	$12,321.23
117	11/2/2025	$46.20	$3,062.95	$3,109.15	$9,258.28
		$1,300.37	**$36,009.43**	**$37,309.80**	

Government Capital Loan (Series 2021: No. 9624 Effective 10/5/21) **$6,930,208.06**

3.48%; 240 Payments; Maturity 10-5-41
(Loan is Eligible for Principal Reduction 11/2026)

Payment No	Due Date	Interest	Principal	Total Payment	Principal Balance
48	10/5/2025	$20,097.60	$26,842.25	$46,939.85	$6,903,365.81
49	11/5/2025	$20,019.76	$26,920.09	$46,939.85	$6,876,445.72
50	12/5/2025	$19,941.69	$26,998.16	$46,939.85	$6,849,447.56
51	1/5/2026	$19,863.40	$27,076.45	$46,939.85	$6,822,371.11
52	2/5/2026	$19,784.88	$27,154.97	$46,939.85	$6,795,216.14
53	3/5/2026	$19,706.13	$27,233.72	$46,939.85	$6,767,982.42
54	4/5/2026	$19,627.15	$27,312.70	$46,939.85	$6,740,669.72
55	5/5/2026	$19,547.94	$27,391.91	$46,939.85	$6,713,277.81
56	6/5/2026	$19,468.51	$27,471.34	$46,939.85	$6,685,806.47
57	7/5/2026	$19,388.84	$27,551.01	$46,939.85	$6,658,255.46
58	8/5/2026	$19,308.94	$27,630.91	$46,939.85	$6,630,624.55
59	9/5/2026	$19,228.81	$27,711.04	$46,939.85	$6,602,913.51
		$235,983.65	**$327,294.55**	**$563,278.20**	

Government Capital Loan (Series 2022: Effective 7/20/22) **$7,281,368.05**

4.8%; 240 Payments; Maturity 7-20-42
(Loan is Eligible for Principal Reduction 8/2027)

Payment No	Due Date	Interest	Principal	Total Payment	Principal Balance
39	10/20/2025	$29,125.47	$23,492.00	$52,617.47	$7,257,876.05
40	11/20/2025	$29,031.50	$23,585.97	$52,617.47	$7,234,290.08
41	12/20/2025	$28,937.16	$23,680.31	$52,617.47	$7,210,609.77
42	1/20/2026	$28,842.44	$23,775.03	$52,617.47	$7,186,834.74
43	2/20/2026	$28,747.34	$23,870.13	$52,617.47	$7,162,964.61
44	3/20/2026	$28,651.86	$23,965.61	$52,617.47	$7,138,999.00
45	4/20/2026	$28,556.00	$24,061.47	$52,617.47	$7,114,937.53
46	5/20/2026	$28,459.75	$24,157.72	$52,617.47	$7,090,779.81
47	6/20/2026	$28,363.12	$24,254.35	$52,617.47	$7,066,525.46
48	7/20/2026	$28,266.10	$24,351.37	$52,617.47	$7,042,174.09
49	8/20/2026	$28,168.70	$24,448.77	$52,617.47	$7,017,725.32
50	9/20/2026	$28,070.90	$24,546.57	$52,617.47	$6,993,178.75
		$343,220.34	$288,189.30	$631,409.64	

Proposed Debt Service (Series 2025) **$7,000,000**

Calculated at 7%; 240 Payments

Payment No	Due Date	Interest	Principal	Total Payment	Principal Balance
1	10/1/2025	$40,833.33	$13,437.60	$54,270.93	$6,986,562.40
2	11/1/2025	$40,754.95	$13,515.98	$54,270.93	$6,973,046.42
3	12/1/2025	$40,676.10	$13,594.83	$54,270.93	$6,959,451.59
4	1/1/2026	$40,596.80	$13,674.13	$54,270.93	$6,945,777.46
5	2/1/2026	$40,517.04	$13,753.89	$54,270.93	$6,932,023.57
6	3/1/2026	$40,436.80	$13,834.13	$54,270.93	$6,918,189.44
7	4/1/2026	$40,356.11	$13,914.82	$54,270.93	$6,904,274.62
8	5/1/2026	$40,274.94	$13,995.99	$54,270.93	$6,890,278.63
9	6/1/2026	$40,193.29	$14,077.64	$54,270.93	$6,876,200.99
10	7/1/2026	$40,111.17	$14,159.76	$54,270.93	$6,862,041.23
11	8/1/2026	$40,028.57	$14,242.36	$54,270.93	$6,847,798.87
12	9/1/2026	$39,945.49	$14,325.44	$54,270.93	$6,833,473.43
		$484,724.59	$166,526.57	$651,251.16	

Interest Total FY 25-26	**$1,065,228.95**
Principal Total FY 25-26	**$818,019.85**
Debt Service Total FY 25-26	**$1,883,248.80**
Total Principal Balance EOY 25-26	**$20,438,823.97**

Wylie City Council

AGENDA REPORT

Department: Finance

Account Code:

Prepared By: Melissa Brown

Subject

Discuss the FY 2025-26 Budget.

Recommendation

Discussion.

Discussion

Discuss fiscal year 2026 budget for all funds - budget workshop.

Budget Work Session Fiscal Year 2025-2026

July 8, 2025

Proposed General Fund Revenue Assumptions

Certified Total Estimated Value as of April 30: $8,090,102,533

Certified Estimated Value of New Construction as of April 30: $184,305,381 (equates to $1,011,953 in revenue)

Proposed Sales Tax Revenue is an 8% increase over FY 2025 Budgeted/Projected (6-month actuals at 50%)

Assumes an estimated voter approval rate of .549063 which includes the 3.5% revenue cap

Includes $1.8 million for EMS revenue

Projecting a 5% increase for trash revenue

Items Included in Proposed Base Budget

	Amount
5% increase in health insurance	$229,473
3% average merit increase for General Employees (effective January 2026)	$328,991
Public Safety step increase	$266,168
Total General Fund	**$824,632**
5% increase in health insurance	$21,994
3% average merit increase for General Employees (effective January 2026)	$82,289
Total 4B Sales Tax	**$104,283**
5% increase in health insurance	$32,676
3% average merit increase for General Employees (effective January 2026)	$93,042
Total Utility Fund	**$125,718**

Factors To Consider

$14,000,000 issuance of 2021 bonds - estimated 1.4 cent increase to the tax rate in 2027

$6.6 million issuance of PPFCOs - estimated 1.06 increase to the tax rate in 2027

Stormwater Fee Fund

Recommending no draw down of General Fund Fund Balance

Utility Fund Water Rate Study in Process

General Fund Summary

Estimated Beginning Fund Balance - 10/01/25	**$ 21,882,358** (a)
Proposed Revenues FY26 (@ .549063)	68,210,199
Proposed Expenditures Base Budget FY26	(66,946,799)
Recommended Requests (Recurring Expense)	(725,615)
New/Replacement Equipment (One-Time Uses)	(537,785)
Use of Fund Balance	0
Estimated Ending Fund Balance 09/30/26	$ 21,882,358 (b)

a) Assumes 2% of expenditures unspent in FY 2025

b) Estimated Ending Fund Balance is 32% of expenditures

New Recommendations - General Fund

Dept	Description	Amount
	Personnel (Recurring)	
5113 - City Secretary	Administrative Assistant (Records Management)	66,435
5132 - Facilities	Custodian	56,704
5155 - Information Technology	IT Specialist - Public Safety	80,178
5211 - Police	Crossing Guards x 2	18,160
5211 - Police	Police Officers x 2	251,329
5211 - Police	Upgrade Bailiff to Warrant Officer	86,666
5231 - Fire	Part Time Fire Inspectors (2)	99,724
5241 - Emer Communications	Dispatch Supervisor - Potential Funding from Interlocal Agreement	-
5241 - Emer Communications	Dispatcher - Potential Funding from Interlocal Agreement	-
5411 - Streets	Equipment Operator I	66,419
	Total	**$ 725,615**
	New/Replacement Equipment (One-Time Uses)	
Various	Recommended Personnel one time expenses (Equipment, uniforms etc.)	62,835
5211 - Police	2 Replacement Tahoes & 1 CID Vehicle	243,300
5211 - Police	New Patrol Tahoe connected to Police Officers	119,650
5251 - Animal Control	Animal Services Vehicle Replacement	107,500
5551 - Library	Interlibrary Loan Service	4,500
	Total	**$ 537,785**
	Total Recommendations	**$ 1,263,400**

PPFCO Recommendations

Dept	Description	Amount
Fire	Quint	2,500,000
EMS	Ambulance	645,000
EMS	Lifepak Heart Monitors	300,000
Emer Communications	Replacement Radio Consoles	900,000
Streets	Opticom/Detection Upgrade	900,000
Streets	Dump Truck 4 Yard	111,000
Streets	Traffic Cabinet Standardization	800,000
Streets	School Zone Flashing Lights	500,000
		6,656,000

Utility Fund Summary

Estimated Beginning Fund Balance - 10/01/25	**$ 31,059,978**	
Proposed Revenues FY26	35,187,011	(a)
Proposed Expenditures Base Budget FY26	(33,718,609)	
Recommended Requests (Recurring Expense)	(158,316)	
New/Replacement Equipment (One-Time Uses)	(555,000)	
Estimated Ending Fund Balance 09/30/26	$ 31,815,064	(b)

a) Assumes 5% water rate increase and 5.5% sewer rate increase per the 2023 rate study. Currently updating water rate study.

b) Policy requirement is 90 days of operating expenditures. Estimated Ending Fund Balance is 337 days

New Recommendations - Utility Fund

Dept	Description	Amount
	Personnel (Recurring)	
5712 - Utilities - Water	Fleet Maintenance Technician	73,405
5713 - City Engineer	Engineering Inspector	84,911
	Total	**$ 158,316**
	New/Replacement Equipment (One-Time Uses)	
5712 - Utilities - Water	1 Ton Utility Truck	84,000
5712 - Utilities - Water	Diamond Wire Pipe Cutter	21,000
5712 - Utilities - Water	Utility Trailers 83-inch x 16 ft.	30,000
5713 - City Engineer	Engineering Inspector Vehicle	70,000
5713 - City Engineer	Project Management Software	33,000
5714 - Utilities - Sewer	1 Ton Utility Truck	81,000
5714 - Utilities - Sewer	3/4 Ton Utility Truck	71,000
5714 - Utilities - Sewer	6YD Dump Truck	165,000
	Total	**$ 555,000**
	Total Recommendations	**$ 713,316**

4B Sales Tax Fund Summary

Estimated Beginning Fund Balance - 10/01/25	**$ 3,035,410**	
Proposed Revenues FY26	6,639,138	(a)
Proposed Expenditures Base Budget FY26	(5,893,442)	
Recommended Requests (Recurring Expense)	(117,744)	
New/Replacement Equipment (One-Time Uses)	(319,350)	
Estimated Ending Fund Balance 09/30/26	$ 3,344,012	(b)

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

b) Policy requirement is 25% of budgeted sales tax revenue ($5,389,434 X 25% = $1,347,359)

New Recommendations - 4B Sales Tax Fund

Dept	Description	Amount
	Personnel (Recurring)	
5613 - 4B Senior Activities	Upgrade GSS (B) CPC	39,248
5625 - 4B Recreation Center	Upgrade GSS (C) WR FD	39,248
5625 - 4B Recreation Center	Upgrade GSS (D) WRC FD	39,248
	Total	**$ 117,744**
	New/Replacement Equipment (One-Time Uses)	
5613 - 4B Senior Activities	CPC Commercial Refrigerator/Freezer Combo	15,000
5613 - 4B Senior Activities	New Ford Transit (C) CPC	80,000
5614 - 4B Parks	Replace Infield Machine Parks and Athletics	45,000
5614 - 4B Parks	Replace Playground Creekside South	85,000
5614 - 4B Parks	Replace Playground Southbrook Park	70,000
5614 - 4B Parks	Replace Zero Turn Mower Parks and Athletics	15,000
5625 - 4B Recreation Center	Gym Wall Padding	9,350
	Total Equipment and One Time Uses	**$ 319,350**
	Total Requests	**$ 437,094**