Wylie City Council Regular Meeting

November 10, 2026 – 6:00 PM
Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098

CALL TO ORDER

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

PRESENTATIONS & RECOGNITIONS

PR1. Shining the Wylie Way Student - Term 1.

PR2. National Hunger and Homeless Awareness Week.

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

A. Consider, and act upon, approval of the October 27, 2026 Regular City Council Meeting minutes.

B. Consider, and act upon, Ordinance No. 2026-47 amending Ordinance No. 2026-40, which established the fiscal year 2026-2027 budget, providing for repealing, savings, and severability clauses, and the effective date of this ordinance.

C. Consider, and act upon, approving the Debt Management Policy.

D. Consider, and act upon, approving the Financial Management Policies.

E. Consider, and act upon, Resolution No. 2026-24(R) approving the current Investment Policy as required by the Texas Government Code, Chapter 2256, Public Funds Investment Act, Subchapter A - Authorized Investments for Governmental Entities.

F. Consider, and act upon, an Interlocal Agreement with Collin County, Texas for Jail Services, and authorizing the Interim City Manager to execute any necessary documents.

G. Consider, and act upon, the approval of an Interlocal Agreement between the Texas Department of Public Safety and the City of Wylie, Texas, authorizing the Interim City Manager or designee, to sign any and all documents.

H. Consider, and act upon, the approval for the purchase of four (4) vehicles for the Police Department in an estimated amount of $194,100 through a cooperative purchasing agreement and authorizing the Interim City Manager to execute any and all necessary documents.

I. Consider, and act upon, approval of an agreement with Vertosoft, LLC, for the procurement and implementation of OpenGov Enterprise Asset Management Software, including Asset Management, Facilities, Parks & Recreation, Signals, Stormwater, Transportation, Walkability, Wastewater Collection, Water Distribution, and 811 Integration modules. The initial contract term is $179,831.98, with annual subscription increases of 5% over the subsequent contract years, and authorization for the Interim City Manager to execute all necessary documents.

J. Consider, and act upon, a Preliminary Plat of Lots 1-8, Block A of the Wylie Hooper Addition, creating seven commercial lots and one open space lot on 15.485 acres generally located at the southwest corner of FM 544 and Hooper Road.

K. Consider, and act upon, a Final Plat of Compton Addition establishing one residential lot on 3.189 acres, located at 1201 E. Stone Road and 720 S. W.A. Allen Boulevard.

L. Consider, and act upon, a Final Plat being a Replat of Lots 7 and 8 of Wylie Ranch East Commercial Park, First Revision, to create Lot 8R, Block A of Wylie Ranch East Commercial Park, Second Revision, on 2.228 acres, property located at 2207 and 2209 N. State Highway 78.

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 property located at FM 544/Sanden.

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.
(a) This chapter does not require a governmental body to conduct an open meeting:
(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or
(2) to hear a complaint or charge against an officer or employee.
(b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

ES2. Discuss the employment/appointment of the Associate Municipal Court Judge.

ES3. City Manager.

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 November 4, 2026 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

_____ _____

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 the October 27, 2026 Regular City Council Meeting minutes.

Recommendation

Motion to approve the Item as presented.

Discussion

The minutes are attached for your consideration.

Wylie City Council Regular Meeting Minutes

October 27, 2026 – 6:00 PM
Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098

CALL TO ORDER

Mayor Matthew Porter called the regular meeting to order at 6:02 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang (6:54 p.m.), Councilman Todd Pickens, Councilman Scott Williams, and Mayor *Pro Tem* Gino Mulliqi. Councilman Sid Hoover was absent.

Staff present included: Interim City Manager Renae Ollie; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Finance Director Melissa Brown; Digital Media Specialist Kristina Kelly; City Secretary Stephanie Storm; Assistant Police Chief Tommy Walters; Parks and Recreation Director Carmen Powlen; Municipal Court Administrator Lisa Mangham; Community Services Director Jasen Haskins; Public Works Director Tommy Weir; Wylie Economic Development Corporation Executive Director Jason Greiner; City Attorney Richard Abernathy; and various support staff.

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

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

PRESENTATIONS & RECOGNITIONS

PR1. Shining the Wylie Way Students - Term 1.

Mayor Porter, WISD Superintendent Dr. Kim Spicer, and WISD Board Member Stacie Smith presented a medallion to a student who demonstrated “Shining the Wylie Way.” Every nine weeks, one student from each WISD campus is chosen as the “Wylie Way Student.”

PR2. NTMWD's 75th Anniversary.

Marvin Fuller and Keith Stephens, representing the North Texas Municipal Water District (NTMWD) Board of Directors, gave a brief presentation and showed a video commemorating the 75th anniversary, celebrating the spirit of cooperation and unity that helps shape the legacy, and presenting Mayor Porter with a water-drop sculpture.

PR3. Texas Arbor Day.

Mayor Porter proclaimed November 6, 2026, as Arbor Day in Wylie, Texas. Carmen Powlen, Parks and Recreation Director, accepted the proclamation.

PR4. Municipal Court Week.

Councilman Strang took his seat at the dais at 6:54 p.m.

Mayor Porter presented a proclamation proclaiming November 2-6, 2026, as Municipal Court Week. Municipal Court staff accepted the proclamation.

COMMENTS ON NON-AGENDA ITEMS

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

No persons were present wishing to address the Council.

CONSENT AGENDA

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

A. Consider, and act upon, approval of the October 13, 2026 Regular City Council Meeting minutes.

B. Consider, and act upon, an agreement authorizing the appointment of Art Maldonado as Presiding Municipal Court Judge for the City of Wylie effective November 1, 2026, setting terms and stipend of service.

C. Consider, and act upon, an agreement authorizing the appointment of Ashley McSwain as Associate Municipal Court Judge for the City of Wylie effective November 1, 2026, setting terms and stipend of service.

D. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of August 31, 2026.

E. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of September 30, 2026.

F. Consider, and place on file, the City of Wylie Monthly Investment Report for September 30, 2026.

G. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for September 30, 2026.

H. Consider, and act upon, the approval of Amendment No. 1 in the estimated amount of $81,200.00 authorizing the Interim City Manager to execute Amendment No. 1 to the professional services agreement with Kimley-Horn for the FM 544 Street Lighting and Signal Improvements project, including traffic signal design improvements along SH 78 from Alanis Drive to Wylie East Drive.

I. Consider, and act upon, approval of the purchase of one (1) Frazer Type I 14' XT Ambulance Module from Frazer, LTD through the Houston-Galveston Area Council (HGAC) cooperative purchasing contract in a base amount of $384,244.79, establishing a total project budget of $402,000.00 (inclusive of a contingency for potential change orders), and authorizing the Interim City Manager to execute all necessary documents.

J. Consider, and act upon, the approval to purchase MSA G1 Airpacks and associated safety systems equipment from CASCO Industries, LTD, through a Buyboard cooperative purchasing contract in the estimated amount of $914,099.79, and authorize the Interim City Manager to execute all necessary documents.

K. Consider, and act upon, approval of an agreement with Fuquay, Inc. for repairs and rehabilitation of Phase II of 1,195 feet of the 24-inch sewer main, through a Buyboard cooperative purchasing contract in the estimated amount of $435,035.00, and authorize the Interim City Manager to execute all necessary documents.

L. Consider, and act upon, Ordinance No. 2026-44 for a change in zoning from Planned Development - Commercial Corridor District (PD-CC) to Planned Development - Commercial Corridor (PD-CC) to allow for an additional drive-through restaurant and a health club on 10.485 acres generally located on the southeast corner of State Highway 78 and Kreymer Lane (ZC 2026-12).

M. Consider, and act upon, Ordinance No. 2026-45 for a change in zoning from Planned Development Single-Family District (PD/SF) to Planned Development Single-Family (PD/SF) to remove references, rights and obligations with respect to the Stonehaven House. Property generally located at the northwest corner of Ballard Avenue and Alanis Drive (ZC 2026-13).

N. Consider, and act upon, Ordinance No. 2026-46 releasing a portion of the City of Wylie's Extraterritorial Jurisdiction, consisting of one tract of land totaling 4.95 acres located at 1945 E. FM 544.

O. Consider, and act upon, Resolution No. 2026-23(R), ratifying Lety Yanez as Acting City Manager in the absence of Renaé Ollie, Interim City Manager.

Staff requested that Item C 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 Consent Agenda Items A, B, D-O as presented. A vote was taken, and the motion passed 6-0, with Councilman Hoover absent.

EXECUTIVE SESSION

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

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.
A governmental body may not conduct a private consultation with its attorney except:
(1) when the governmental body seeks the advice of its attorney about:
(A) pending or contemplated litigation; or
(B) a settlement offer; or
(2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

ES1. Consider and receive legal advice from the City Attorney regarding Trinity Valley Ranch, LLC v. City of Wylie, in Cause No. 493-02900, pending in the 493rd District Court in Collin County, Texas.

RECONVENE INTO OPEN SESSION
Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 8:16 p.m.

REGULAR AGENDA

C. Consider, and act upon, an agreement authorizing the appointment of Ashley McSwain as Associate Municipal Court Judge for the City of Wylie effective November 1, 2026, setting terms and stipend of service.

Council Comments
Mayor Porter stated that the contract in the agenda packet was updated, and the updated version was shared with the Council for consideration.

Council Action
A motion was made by Councilman Williams, seconded by Councilman Duke, to approve Item C with revisions. A vote was taken, and the motion passed 6-0, with Councilman Hoover absent.

1. **Consider, and act upon, the approval of a Cross Access Easement and Use Restriction Agreement between the City of Wylie, Texas, and Costco Wholesale Corporation, and authorize the Mayor to execute the agreement.**

Staff Comments
WEDC Executive Director Greiner addressed the Council, stating that the Cross Access Easement and Use Restriction Agreement in the agenda packet was revised, and an updated version was shared with the Council for consideration. Greiner answered questions from the Council.

Council Action
A motion was made by Councilman Strang, seconded by Councilman Duke, to approve Item 1 with revisions. A vote was taken, and the motion passed 6-0, with Councilman Hoover absent.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 8:23 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.

ES2. Consider the sale or acquisition of properties located at Ballard/Brown, Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, FM 1378/Brown, FM 1378/Park, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, State Hwy 78/Brown, and State Hwy 78/Skyview.

Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING.
This chapter does not require a governmental body to conduct an open meeting:
(1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or
(2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

ES3. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2022-10d, 2024-8d, 2024-12c, 2025-1a, 2025-10f, 2026-3e, and 2026-5j.

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.
(a) This chapter does not require a governmental body to conduct an open meeting:
(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or
(2) to hear a complaint or charge against an officer or employee.
(b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

ES4. City Manager Contract.

RECONVENE INTO OPEN SESSION
Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 11:52 p.m.

Council Action
A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Strang, to reaffirm Renae Ollie as Interim City Manager and appoint her as the future City Manager beginning January 5, 2027, and authorizing the Mayor to sign the contract from legal. A vote was taken, and the motion passed 6-0, with Councilman Hoover 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. 2026-44, 2026-45, and 2026-46 into the official record.

ADJOURNMENT

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Pickens, to adjourn the meeting at 11:56 p.m. A vote was taken, and the motion passed 6-0, with Councilman Hoover absent.

_____
Matthew Porter, Mayor

ATTEST:

_____
Stephanie Storm, City Secretary

Wylie City Council

AGENDA REPORT

Department: Finance
Account Code: See Exhibit A
Prepared By: Melissa Brown

Subject

Consider, and act upon, Ordinance No. 2026-47 amending Ordinance No. 2026-40, which established the fiscal year 2026-2027 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 request is to adjust the carry forward amounts presented in the FY 2027 budget. The adjusted amounts are based on the remaining purchase order balances as of October 1, 2026. Carry forward requests that were completed or received prior to September 30, 2026 will be removed from the budget.

This budget amendment will not increase or decrease any of the fund balances since all of these items were approved in the FY 2026 budget and encumbered or accounted for in the fund balance for FY 2026.

ORDINANCE NO. 2026-47

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING ORDINANCE NO. 2026-40, WHICH ESTABLISHED THE BUDGET FOR FISCAL YEAR 2026-2027; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council heretofore adopted Ordinance No. 2026-40 setting forth the Budget for Fiscal Year 2026-2027 beginning October 1, 2026, and ending September 30, 2027; 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 2026-2027 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 2026-2027 Budget of the City of Wylie; Exhibit A, as heretofore adopted by Ordinance No. 2026-47, are completely adopted and approved as amendments to the said FY 2026-2027 Budget.

SECTION II: All portions of the existing FY 2026-2027 Budget and Ordinance No. 2026-40, 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 10th day of November, 2026.

_____
Matthew Porter, Mayor

ATTEST:

_____
Stephanie Storm, City Secretary

Budget Amendment **Exhibit A**
Carry Forward Items Adjustment

Fund	Department	Account Number	Account Description	Debit	Credit
100	5251	52130	Tools & Equipment		31,250.00
100	5411	54250	Street Signs & Markings		67,665.00
			Total General Fund	**0.00**	**98,915.00**
112	5613	58510	Motor Vehicles		41,297.00
112	5614	56570	Engineering/Architectural		35,000.00
112	5614	58570	Engineering/Architectural(Cap)		29,800.00
			Total 4B Sales Tax Fund	**0.00**	**106,097.00**
611	5711	58570	Engineering/Architectural	9,380.00	
611	5712	56040	Special Services		56,842.00
611	5712	58510	Motor Vehicles		62,772.00
611	5714	54410	Utility Plant - Sewer		6,913.00
611	5714	54430	Sanitary Sewers		58,861.00
611	5714	58510	Motor Vehicles		62,772.00
			Total Utility Fund	**9,380.00**	**248,160.00**
			Total	**9,380.00**	**453,172.00**

Carry Forward Requests
for FY 2026-2027 Budget (ALL FUNDS)

Fund	Dept.	Account #	Dept. Name	Description	Carryforward Amount	PO #	October 1 Balance	Budget Adjustment
100	5113	56070	City Secretary	Elections (November 2026 Bond Election Expenses)	53,100		53,100	0
100	5181	56040	GF Combined	McMillen Road Mitigation Fees	62,006		62,006	0
100	5251	52130	Animal Services	Mobile Storage Base	2,088	128510	0	(2,088)
100	5251	52130	Animal Services	Outfitting the new truck with lights, electrical and equipment.	9,100		0	(9,100)
100	5251	52130	Animal Services	Outfitting the new truck with lights, electrical and equipment.	12,500		12,500	0
100	5251	54630	Animal Services	Mobile Storage Base	1,562	128510	0	(1,562)
100	5251	58910	Animal Services	Cat Condo	18,500	128510	0	(18,500)
100	5211	58510	Police	BearCat G2-Fully Armored Tactical Vehicle, F550	317,939	120711	317,939	0
100	5211	52130	Police	EMS - Ambulance Exterior Wrap - Negotiations	6,000		6,000	0
100	5211	52130	Police	Build out new Traffic Truck and Patrol Tahoe	25,000		25,000	0
100	5231	52130	Fire	Replacement Ladder	1,355	127076	1,355	0
100	5231	54650	Fire	Outdoor Warning Siren Replacement	38,148	131217	38,148	0
100	5241	54810	Emer Comm	Router for SIP Truck Integration	4,746	125950	4,746	0
100	5241	58810	Emer Comm	AIS Server	50,533	125833	50,533	0
100	5411	54250	Streets	School Zone Lights for new schools	67,665	130471	0	(67,665)
				Total General Fund	**670,242**		**571,327**	**(98,915)**
112	5613	58510		New Ford Transit T-350	59,038	129,970	0	(59,038)
112	5613	58510		Euipment for New Ford Transit	0	132309	17,741	17,741
112	5614	56570		Plans Feasibility Service Center Parks, Athletics, Public Works, & Animal Services	52,500	129991	17,500	(35,000)
112	5614	56570		Plans Outdoor Restrooms and Pavilion Brown House	26,000		26,000	0
112	5614	58150		Construction Outdoor Restrooms and Pavilion Brown House	300,000		300,000	0
112	5614	58150		Construction Parking Phase 1 Community Park South	300,000		300,000	0
112	5614	58570		Plans Conceptual Drawings Braddock Park	45,000		45,000	0
112	5614	58570		Plans Parking All Phases Founders Park	154,000	PO #125871-R1	148,250	(5,750)
112	5614	58570		Plans Parking All Phases Community Park	51,350	PO #125870-R1	27,300	(24,050)
				Total 4B Sales Tax Fund	**987,888**		**881,791**	**(106,097)**
611	5711	58570	Utility Admin	Woodbridge/Hensley Signal	0	104136-R5	9,380	9,380
611	5712	56040	Water	Lead Copper Rule Revision (LCRR) ph4	88,308	131229	79,330	(8,978)
611	5712	56040	Water	AWIA RRA & ERP RECERTIFICATION	98,286	129734	50,422	(47,864)
611	5712	58510	Water	1 ton Utility Truck	62,772	129240	0	(62,772)
611	5712	58570	Water	Hilltop/Briarwood Water Line Design	280,000	114482-R2	280,000	0
611	5713	58570	Engineering	Dogwood Water Line Design	22,731	114482-R2	22,731	0
611	5714	54410	Wastewater	Harvest Bend Generator Repair	6,913	130015	0	(6,913)
611	5714	54410	Wastewater	Lift Station Nexicon Panel Upgrade	11,641	127161	11,641	0
611	5714	54430	Wastewater	Manhole Rehab Project	58,861	130894	0	(58,861)
611	5714	58510	Wastewater	1 ton Utility Truck	62,772	129241	0	(62,772)
611	5714	58510	Wastewater	6 Yard Dump Truck	139,053	129225	139,053	(0)
				Total Utility Fund	**831,337**		**592,557**	**(238,780)**
620	5730	58410	Sewer Repair and Replacement	21in Sanitary Sewer CIPPP	190,140	130514	190,140	0
175	5175	58150	Public Arts	Public Art walking trail sculptures remaining budget	32,310		32,310	0
175	5175	58150	Public Arts	Two Sculptures on Walking Trail	19,000	115043	19,000	0
175	5175	58150	Public Arts	Prairie Hunter Sculpture	9,000	122966	9,000	0
175	5175	58150	Public Arts	Echos of the Prairie Sculpture	8,879	122967	8,879	0
				Total Public Arts	**69,189**		69,189	0

Wylie City Council

AGENDA REPORT

Department: Finance **Account Code:**

Prepared By: Melissa Brown

Subject

Consider, and act upon, approving the Debt Management Policy.

Recommendation

Motion to approve the Item as presented.

Discussion

The purpose of a Debt Management Policy is to establish parameters and provide guidance governing the issuance, management, continuous evaluation, and reporting on all debt obligations issued by the City. A formal approval by Council will also provide for the preparation and implementation necessary to ensure compliance and conformity with the policy.

Advantages of a debt policy are:

- Enhances the quality of decision by imposing order and discipline
- Promotes consistency and continuity in decision making
- Identifies objectives for staff to implement
- Demonstrates a commitment to long term financial planning objectives
- Regarded positively by the rating agencies

The Debt Management Policy was first adopted on September 22, 2020. No changes have been made to the policy since last year's adoption.

Staff recommends approval of the Debt Management Policy.

City of Wylie, Texas
Debt Management Policy

I. Purpose

The purpose of this policy is to establish parameters and provide guidance governing the issuance, management, continuous evaluation of and reporting on all debt obligations issued by the City of Wylie, and to provide for the preparation and implementation necessary to ensure compliance and conformity with this policy. Advantages of a debt policy are as follows:

- Enhances the quality of decisions by imposing order and discipline
- Promotes consistency and continuity in decision making
- Identifies objectives for staff to implement
- Demonstrates a commitment to long term financial planning objectives

II. Policy Statement

Under the governance and guidance of Federal and State laws and the City's Charter, ordinances and resolutions, the City may periodically enter into debt obligations to finance the construction or acquisition of infrastructure and other assets; or to refinance existing debt for the purpose of meeting its governmental obligation to its residents. It is the City's desire and direction to ensure that such debt obligations are issued and administered in such fashion as to obtain the best long-term financial advantage to the City and its residents, while making every effort to maintain and improve the City's bond ratings.

The City shall not issue debt obligations or utilize debt proceeds to finance current operations of City Government.

III. General Debt Governing Policies

The City establishes the following policies concerning the issuance and management of debt:

- The City will not issue debt obligations or use debt proceeds to finance current operations or normal maintenance.

- Debt financing includes general obligation bonds, certificates of obligation, revenue bonds, lease/purchase agreements and other obligations permitted to be issued under Texas law.

- The City shall review its outstanding debt annually for the purpose of determining if the financial marketplace will afford the City the opportunity to refund an issue and lessen its debt service costs. As a general rule, the present value savings of a particular refunding should exceed four percent (4%) of the refunded maturities, unless a restructuring or bond covenant revision is necessary in order to facilitate the ability to provide services or issue additional debt in accordance with established debt policies.

- The City will utilize debt obligations only for acquisition, construction, reconstruction or renovation of capital improvement projects that cannot be funded from current revenue sources or in such cases where it is more equitable to the users of the project to finance the project over its useful life.

- The City will measure the impact of debt service requirements of outstanding and proposed debt obligations on a single year, five, ten, and twenty year period. This analysis will consider debt service maturities and payment patterns.

- The City will seek the advice and services of the Financial Advisor in performing the bond issuance process. The City will also seek the advice of Bond Counsel as to the legality and tax-exempt status of any obligations.

- The City shall use a competitive bidding process in the sale of debt unless the nature of the issue warrants a negotiated sale. The City shall attempt to award the bonds based on a true interest cost (TIC) basis. However, the City may award bonds based on a net interest cost (NIC) basis as long as the Financial Advisor agrees that the NIC basis can satisfactorily determine the lowest and best bid.

- Credit enhancements are mechanisms which guarantee principal and interest payments. They include bond insurance and a line or letter of credit. A credit enhancement, while costly, will usually bring a lower interest rate on debt and a higher rating from the rating agencies, thus lowering overall costs. During debt issuance planning the Financial Advisor will advise the City whether or not a credit enhancement is cost effective.

- The bond proceeds will be invested in accordance with the City's investment policy. Interest earnings received on the investment of bond proceeds shall be used to assist in paying the costs associated with the capital project.

- The City is committed to continued disclosure of financial and pertinent credit information relevant to the City's outstanding securities and will abide by the provisions of Securities and Exchange Commission (SEC) Rule 15c2-12 concerning primary and secondary market disclosure.

IV. Debt Limit

- The State of Texas statutes do not prescribe a legal debt limit on the amount of outstanding bonds.

- The charter for the City of Wylie, Texas does not provide a debt limit.

V. Specific Debt Ratios and Measurement

This section of the debt management policy establishes the target debt ratios and measurements for the City.

As the City periodically addresses its ongoing needs, the City Manager and the City Council must ensure that future elected officials will have the flexibility to meet the capital needs of the City. Since neither State law nor the City Charter provides any limits on the amount of debt which may be incurred, this policy establishes targets which should provide future flexibility.

Purposes of Issuance - The City will issue debt obligations for acquiring, constructing, reconstructing or renovating Capital Improvements or for refinancing existing debt obligations. Projects must be designed as public purpose projects by the City Council prior to funding.

Maximum Maturity - All debt obligations shall have a maximum maturity of the earlier of: a) the estimated useful life of the Capital Improvements being financed; or b) twenty years; or c) in the event they are being issued to refinance outstanding debt obligations, the final maturity of the debt obligations being refinanced, unless a longer term is recommended by the Financial Advisor.

Net Debt Per Capita - Is the amount of general bonded debt outstanding for each citizen of a jurisdiction. Net direct debt is the sum of all general obligation bonds outstanding less the year-end balance of the debt service fund. The City shall strive to maintain the current Net Direct Debt Per Capita at or below $2,000.00.

Net Debt to Assessed Value - Assessed valuation shows the fiscal capacity of the tax base. The City shall strive to maintain a ratio of Net Direct Debt to Assessed Value of properties in the City at or below four percent (4%).

Bond Covenants and Laws - The City shall comply with all covenants and requirements of the bond resolutions, the State and Federal laws authorizing and governing the issuance and administration of debt obligations.

Wylie City Council

AGENDA REPORT

Department: Finance **Account Code:**

Prepared By: Melissa Brown

Subject

Consider, and act upon, approving the Financial Management Policies.

Recommendation

Motion to approve the Item as presented.

Discussion

The purpose of the Financial Management Policies is to formalize guidelines for the City. They will assist City staff in planning and directing the City's financial affairs and provide a document that codifies these policies in one place.

The overriding goal of the Financial Management Policies is to enable the City to achieve a long-term stable and positive financial condition while conducting its operations consistent with the Council-Manager form of government established in the City Charter. The basis for the City's Financial Management Policies includes integrity, prudent stewardship, planning, accountability, and full disclosure.

The scope of the policies span accounting, auditing, financial reporting, internal controls, operating and capital budgeting, revenue management and expenditure control.

The Financial Management Policies are approved annually. There have been no changes since last year's adoption.

Staff recommends approval of the Financial Management Policies.

FY 2026-27

City of Wylie

Financial Management Policies

Revised: January 24, 2023

Submitted for Review: November 10, 2026

I. PURPOSE STATEMENT

The overriding goal of the Financial Management Policies is to enable the city to achieve a long-term stable and positive financial condition while conducting its operations consistent with the Council-Manager form of government established in the City Charter. The watchwords of the city's financial management include integrity, prudent stewardship, planning, accountability, and full disclosure.

The purpose of the Financial Management Policies is to provide guidelines for the financial management staff in planning and directing the city's day-to-day financial affairs and in developing recommendations to the City Manager.

The scope of the policies spans accounting, auditing, financial reporting, internal controls, operating and capital budgeting, revenue management, cash management, expenditure control and debt management.

II. ACCOUNTING, AUDITING, AND FINANCIAL REPORTING

A. ACCOUNTING - The city's Assistant Finance Director is responsible for establishing the chart of accounts, and for properly recording financial transactions.

B. FUNDS - Self-balancing groups of accounts are used to account for city financial transactions in accordance with generally accepted accounting principles. Each fund is created for a specific purpose except for the General Fund, which is used to account for all transactions not accounted for in other funds. Funds are created and fund names are changed by City Council.

C. EXTERNAL AUDITING - The city will be audited annually by outside independent auditors. The auditors must be a CPA firm of national reputation, and must demonstrate that they have the breadth and depth of staff to conduct the city's audit in accordance with generally accepted auditing standards, generally accepted government auditing standards, and contractual requirements. The auditors' report on the city's financial statements including any federal grant single audits will be completed within 120 days of the city's fiscal year end, and the auditors' management letter will be presented to the city staff within 150 days after the city's fiscal year end. An interim management letter will be issued prior to this date if any materially significant internal control weaknesses are discovered. The city staff and auditors will jointly review the management letter with the City Council within 60 days of its receipt by the staff.

D. EXTERNAL AUDITORS RESPONSIBLE TO CITY COUNCIL – The external auditors are accountable to the City Council and will have access to direct communication with the City Council if the city staff is unresponsive to auditor recommendations or if the auditors consider such communication necessary to fulfill their legal and professional responsibilities.

E. EXTERNAL AUDITOR ROTATION - The city will not require external auditor rotation, but will circulate requests for proposal for audit services periodically, normally at five-year intervals or less. An award of services to the same audit firm is allowable but will require rotation of the audit partner and audit manager after five consecutive years. The rest period for the audit partner will

be a minimum of two years and the rest period for the audit manager will be a minimum of five years.

F. EXTERNAL FINANCIAL REPORTING - The city will prepare and publish an Annual Comprehensive Financial Report (ACFR). The ACFR will be prepared in accordance with generally accepted accounting principles, and will be presented annually to the Government Finance Officers Association (GFOA) for evaluation and possibly awarding of the Certification of Achievement for Excellence in Financial Reporting. The ACFR will be published and presented to the City Council within 120 days after the end of the fiscal year. City staffing limitations may preclude such timely reporting. In such a case, the Finance Director will inform the City Manager and the City Manager will inform the City Council of the delay and the reasons therefore.

III. INTERNAL CONTROLS

A. WRITTEN PROCEDURES - The Finance Director is responsible for developing city-wide written guidelines on accounting, cash handling, and other financial matters which will be approved by the City Manager.

The Finance Department will assist department managers as needed in tailoring these guidelines into detailed written procedures to fit each department's requirements.

B. INTERNAL AUDIT - The Finance Department may conduct reviews of the departments to determine if the departments are following the written guidelines as they apply to the departments. Finance will also review the written guidelines on accounting, cash handling and other financial matters. Based on these reviews Finance will recommend internal control improvements as needed.

C. DEPARTMENT MANAGERS RESPONSIBLE - Each department manager is responsible to the City Manager to ensure that good internal controls are followed throughout his or her department, that all guidelines on accounting and internal controls are implemented, and that all independent and internal auditor internal control recommendations are addressed.

IV. OPERATING BUDGET

A. PREPARATION - The city's "operating budget" is the city's annual financial operating plan. It consists of governmental and proprietary funds, including the general obligation Debt Service Fund, but excluding capital projects funds. The budget is prepared by the City Manager with the assistance of the Finance Department and cooperation of all city departments. The City Manager transmits the document to the City Council. The budget should be presented to the City Council no later than August 5 or a date to be determined by the City Council, and should be enacted by the City Council prior to fiscal year end. The operating budget will be submitted to the GFOA annually for evaluation and possible awarding of the Award for Distinguished Budget Presentation.

Revised: January 24, 2023

Submitted for Review: November 10, 2026

B. BALANCED BUDGETS -An Operating budget will be balanced, with current revenues, exclusive of beginning resources, greater than or equal to current expenditures/expenses.

C. PLANNING - The budget process will be coordinated so as to identify major policy issues for City Council.

D. BUDGETED DRAWDOWN OF RESERVES - One-time purchases may be requested by the City Manager through the budget process, subject to the Fund Balance Policy in section IX of the Policies.

E. REPORTING - Periodic financial reports will be prepared to enable the department managers to manage their budgets and to enable the Budget Manager to monitor and control the budget as approved by the City Council. Monthly financial reports will be presented to the City Council. Such reports will include current year revenue and expenditures.

F. CONTROL - Operating Expenditure Control is addressed in Section VII of the Policies.

G. PERFORMANCE MEASURES AND PRODUCTIVITY INDICATORS – Where appropriate, performance measures and productivity indicators will be used as guidelines and reviewed for efficiency and effectiveness. This information will be included in the annual budgeting process.

V. CAPITAL BUDGET AND PROGRAM

A. PREPARATION - The city's capital budget will include all capital projects funds and all capital resources. The budget will be prepared annually on a fiscal year basis and adopted by ordinance. The capital budget will be prepared by the City Manager with assistance from the Finance Department and involvement of all required city departments.

B. CONTROL - All capital project expenditures must be appropriated in the capital budget. Finance must certify the availability of resources so an appropriation can be made before a capital project contract is presented by the City Manager to the City Council for approval.

C. PROGRAM PLANNING - The capital budget will include capital improvements programs for future years. The planning time frame should normally be five years. The replacement and maintenance for capital items should also be projected for the next five years at a minimum. Future maintenance and operations will be fully costed, so that these costs can be considered in the operating budget.

D. ALTERNATE RESOURCES - Where applicable, assessments, impact fees, or other user-based fees should be used to fund capital projects which have a primary benefit to certain property owners.

E. DEBT FINANCING - Recognizing that debt is usually a more expensive financing method, alternative financing sources will be explored before debt is issued. When debt is issued, it will be used to acquire major assets with expected lives that equal or exceed the average life of the debt

issue. The exceptions to this requirement are the traditional costs of marketing and issuing the debt, capitalized labor for design and construction of capital projects, and small component parts which are attached to major equipment purchases.

F. STREET MAINTENANCE - The city recognizes that deferred street maintenance increases future capital costs by an estimated 5 to 10 times. Therefore, the City's goal is to allocate a portion of the General Fund budget each year to maintain the quality of streets. The amount will be established annually so that repairs will be made amounting to a designated percentage of the value of the streets.

G. WATER/WASTEWATER MAIN REHABILITATION AND REPLACEMENT - The city recognizes that deferred water/wastewater main rehabilitation and replacement increases future costs due to loss of potable water from water mains and inflow and infiltration into wastewater mains. Therefore, to ensure that the rehabilitation and replacement program is adequately funded, the City's goal will be to dedicate an amount equal to at least 1 % of the undepreciated value of infrastructure annually to provide for a water and wastewater main repair and replacement program.

H. REPORTING - Periodic financial reports will be prepared to enable the department managers to manage their capital budgets and to enable the finance department to monitor the capital budget as authorized by the City Manager.

VI. REVENUE MANAGEMENT

A. SIMPLICITY - The city will strive to keep the revenue system simple which will result in a decrease of compliance costs for the taxpayer or service recipient and a corresponding decrease in avoidance to pay. The city will avoid nuisance taxes, fees, or charges as revenue sources.

B. CERTAINTY - An understanding of the revenue source increases the reliability of the revenue system. The city will try to understand its revenue sources, and enact consistent collection policies so that assurances can be provided that the revenue base will materialize according to budgets and plans.

C. EQUITY - The city will strive to maintain equity in the revenue system structure. That is, the city will seek to minimize or eliminate all forms of subsidization between entities, funds, services, utilities and customers. However, it is recognized that public policy decisions may lead to subsidies in certain circumstances, e.g., senior citizen property tax exemptions or partial property tax abatement.

D. ADMINISTRATION - The benefits of revenue will exceed the cost of producing the revenue. The cost of collection will be reviewed annually for cost effectiveness as a part of the indirect cost, and cost of services analysis.

Revised: January 24, 2023

Submitted for Review: November 10, 2026

E. REVENUE ADEQUACY - The city will require that there be a balance in the revenue system. That is, the revenue base will have the characteristics of fairness and neutrality as it applies to cost of service, willingness to pay, and ability to pay.

F. COST/BENEFIT OF ABATEMENT - The city will use due caution in the analysis of any tax, fee, or water and wastewater incentives that are used to encourage development. A cost/benefit (fiscal impact) analysis will be performed as a part of such analysis and presented to the appropriate entity considering using such incentive.

G. DIVERSIFICATION AND STABILITY - In order to protect the government from fluctuations in revenue source due to fluctuations in the economy, and variations in weather (in the case of water and wastewater), a diversified revenue system will be maintained.

H. NON-RECURRING REVENUES - One-time revenues will not be used for ongoing operations. Non-recurring revenues will be used only for non-recurring expenditures. Care will be taken not to use these revenues for budget balancing purposes.

I. PROPERTY TAX REVENUES - Property shall be assessed at 100% of the fair market value as appraised by the Collin County Central Appraisal District. Reappraisal and reassessment shall be done regularly as required by State law. A 100% collection rate will serve as a minimum for tax collection.

All delinquent taxes will be aggressively pursued, with delinquents greater than 150 days being turned over to the City Attorney or a private attorney, and a penalty assessed to compensate the attorney as allowed by State law, and in accordance with the attorney's contract. Annual performance criteria will be developed for the attorney regarding the collection of delinquent taxes.

J. PARKS AND RECREATION 4B SALES TAX REVENUE - Parks and Recreation 4B sales tax revenue shall supplement but not supplant the funding for the Parks and Recreation System in the General Fund and the Recreation Center Department of the Parks and Recreation 4B Sales Tax Revenue Fund.

K. USER-BASED FEES - For services associated with a user fee or charge, the direct and indirect costs of that service will be offset by a fee where possible. There will be an annual review of fees and charges to ensure that fees provide adequate coverage of costs and services. User charges may be classed as "full cost recovery," "partial costs recovery," and "minimal cost recovery," based upon City Council policy.

L. IMPACT FEES - Impact fees will be imposed for water, wastewater, and transportation in accordance with the requirements of State law. The staff working with the particular impact fee shall prepare a semi-annual report on the capital improvement plans and fees. Additionally, the impact fees will be re-evaluated at least every three years as required by law.

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Submitted for Review: November 10, 2026

M. GENERAL AND ADMINISTRATIVE CHARGES - A method will be maintained whereby the General Fund can impose a charge to the enterprise funds for general and administrative services (indirect costs) performed on the enterprise funds' behalf. The calculation will be based upon the percentage of personnel time and other resources attributed to the Enterprise Fund by each department of the General Fund. The details will be documented and said information will be maintained in the Finance Department for review.

N. UTILITY RATES - The city will review utility rates annually and, if necessary, adopt new rates to generate revenues required to fully cover operating expenditures, meet the legal restrictions of all applicable bond covenants, and provide for an adequate level of working capital needs. This policy does not preclude drawing down cash balances to finance current operations. However, it is best that any extra cash balance be used instead to finance capital projects.

O. PARKS AND RECREATION 4B FUND BALANCE - The Parks and Recreation 4B Fund Balance shall be established to protect property tax payers from excessive volatility caused by the fluctuations in the Parks and Recreation 4B sales tax revenue. It will be funded with revenues of the Parks and Recreation 4B Fund. The city's goal will be to maintain the Fund Balance at 25% of the annual Parks and Recreation 4B sales tax budgeted revenue.

P. UTILITY FUND BALANCE - The Utility Fund shall maintain a Fund Balance to protect ratepayers from excessive utility rate volatility. It may not be used for any other purpose. It will be funded with surplus revenues of the Utility Fund. The City's goal will be to maintain the Utility Fund Balance at 90 days of budgeted expenditures.

Q. INTEREST INCOME - Interest earned from investment of available monies, whether pooled or not, will be distributed to the funds in accordance with the operating and capital budgets which, wherever possible, will be in accordance with the equity balance of the fund from which monies were provided to be invested.

R. REVENUE MONITORING - Revenues actually received will be regularly compared to budgeted revenues and variances will be investigated. This process will be summarized in the appropriate budget report.

VII. EXPENDITURE CONTROL

A. APPROPRIATIONS - The level of budgetary control is the department level budget in the General Fund, and the fund level in all other funds. When budget adjustments (i.e., amendments), among departments and/or funds are necessary these must be approved by the City Council. Budget appropriation amendments at lower levels of control shall be made in accordance with the applicable administrative procedures.

B. CONTINGENCY ACCOUNT EXPENDITURES - The General Fund Contingency Account will be budgeted and approved by the City Council as a part of the budget process. The City Manager must approve all contingency account expenditures.

Revised: January 24, 2023

Submitted for Review: November 10, 2026

C. VACANCY FUNDS – Savings from position vacancies will be reviewed as a part of the midyear budget amendments and savings will be either allocated to other accounts by Council approval or become unbudgeted funds to add to the ending fund balance.

D. CENTRAL CONTROL - Significant vacancy (salary) and capital budgetary savings in any department will be centrally controlled by the City Manager.

E. PURCHASING - All purchases shall be made in accordance with the city's purchasing policies as defined in the Purchasing Manual. Authorization levels for appropriations previously approved by the City Council in the Operating Budget are as follows: Division Staff up to $1,000, for Directors up to $3,000, for Purchasing up to $10,000.00, for Finance Director up to $15,000.00. The City Manager can authorize expenditures over $15,000.00 with any purchases exceeding $50,000.00 to be approved by the City Council.

F. PROFESSIONAL SERVICES - Professional services contracts will be coordinated through the purchasing agent in compliance with statutory regulations.

G. CONTRACT AUTHORITY – By statute, contracts greater than or equal to $50,000.00 must be approved by Council, after which either the Mayor or the City Manager may then sign any necessary documents. By ordinance, contracts less than $50,000.00 may be authorized and signed by the City Manager, provided there is an appropriation for such contract. Signature authority for contracts equal to or less than $10,000 has been delegated by the City Manager to the Purchasing Manager.

H. PROMPT PAYMENT - All invoices will be paid within 30 days of receipt in accordance with the prompt payment requirements of State law. Procedures will be used to take advantage of all purchase discounts where considered cost effective. However, payments will also be reasonably delayed in order to maximize the city's investable cash, where such delay does not violate the agreed upon terms.

I. INFORMATION TECHNOLOGY - Certain information technology acquisitions will be centrally funded from the Information Technology Division. Acquisitions from this division may include all related professional services costs for researching and/or implementing an information technology project. Annual funding for replacements and for new technology will be budgeted in the IS department with the exception of the Utility Fund. Additional funding above the base amount may be provided for major projects with available one-time sources including debt proceeds and/or grants.

J. PREPAID EXPENDITURES – Final determination of expenditure coding in the General Ledger will be assigned to the Finance Department. Expenditure coding must remain consistent. Purchased items must fit the description of the line item they are being charged to. Amounts of $10,000 or more paid in advance or across budget years will be coded as prepaid items and charged to the next budget year. Department Directors are responsible for budgeting and paying these items accordingly.

Revised: January 24, 2023

Submitted for Review: November 10, 2026

VIII. ASSET MANAGEMENT

A. INVESTMENTS - The city's investment practices will be conducted in accordance with the City Council approved Investment Policies.

B. CASH MANAGEMENT - The city's cash flow will be managed to maximize the cash available to invest.

C. INVESTMENT PERFORMANCE - A monthly report on investment performance will be provided by the Finance Director to the City Manager for presentation to the City Council.

D. FIXED ASSETS AND INVENTORY - These assets will be reasonably safeguarded, properly accounted for, and prudently insured.

IX. FINANCIAL CONDITION AND RESERVES

A. NO OPERATING DEFICITS - Current expenditures will be paid with current revenues. Deferrals, short-term loans, or one-time sources will be avoided as budget balancing techniques. Reserves will be used only for emergencies on non-recurring expenditures, except when balances can be reduced because their levels exceed guideline minimums.

B. INTERFUND LOANS - Non-routine interfund loans shall be made only in emergencies where other temporary sources of working capital are not available and with the approval of the City Council. At the time an interfund loan is considered, a plan to repay it prior to fiscal year end shall also be considered. A fund will only lend money that it will not need to spend for the next 365 days. A loan may be made from a fund only if the fund has ending resources in excess of the minimum requirement for the fund. Loans will not be made from the city's enterprise funds (Water/Wastewater, etc.), except for projects related to the purpose of the fund. Total interfund loans outstanding from a fund shall not exceed 15% of the target fund balance for the fund. If any interfund loan is to be repaid from the proceeds of a future debt issue, a proper reimbursement resolution will be approved at the time the loan is authorized.

C. FUND BALANCE POLICY

1. Committed Fund Balance – The City Council is the City’s highest level of decision-making authority and the formal action that is required to be taken to establish, modify, or rescind a fund balance commitment is a resolution approved by the Council at the City’s Council meeting. The resolution must either be approved or rescinded, as applicable, prior to the last day of the fiscal year for which the commitment is made. The amount subject to the constraint may be determined in the subsequent period.

2. Assigned Fund Balance – The City Council has authorized the City Manager as the official authorized to assign fund balance to a specific purpose as approved by this fund balance policy.

Revised: January 24, 2023

Submitted for Review: November 10, 2026

3. Order of Expenditure of Funds – When multiple categories of fund balance are available for expenditure, the City will start with the most restricted category and spend those funds first before moving down to the next category with available funds.

4. Minimum General Fund Unassigned Fund Balance – It is the goal of the City to achieve and maintain an unassigned fund balance in the general fund equal to 25% of expenditures. The City considers a balance of less than 20% to be cause for concern, barring unusual or deliberate circumstances. If unassigned fund balance falls below the goal or has a deficiency, the City will appropriate funds in future budgets to replenish the fund balance based on a time table deemed adequate by the City Council.

5. Minimum Utility Fund Balance – The Utility Fund shall maintain a Fund Balance to protect ratepayers from excessive utility rate volatility. It will be funded with surplus revenues of the Utility Fund. The City's goal will be to maintain the Utility Fund ending Fund Balance at 90 days of budgeted expenditures.

6. Minimum Parks and Recreation 4B Fund Balance – The Parks and Recreation 4B Fund Balance shall be established to protect property tax payers from excessive volatility caused by the fluctuations in the Parks and Recreation 4B sales tax revenue. It will be funded with revenues of the Parks and Recreation 4B Fund. The City's goal will be to maintain the Parks and Recreation 4B Fund ending Fund Balance at 25% of budgeted 4B sales tax revenues.

D. RISK MANAGEMENT PROGRAM - The city will aggressively pursue every opportunity to provide for the public's and city employees' safety and to manage its risks.

E. ENTERPRISE FUND SELF-SUFFICIENCY - The city's enterprise funds' resources will be sufficient to fund operating and capital expenditures. The enterprise funds will pay (where applicable) their fair share of general and administrative expenses, in-lieu-of-property taxes and/or franchise fees. If an enterprise fund is temporarily unable to pay all expenses, then the City
Council may waive general and administrative expenses, in-lieu-of-property taxes and/or franchise fees until the fund is able to pay them. The City Council may pay out-of-pocket expenses that a fund is temporarily unable to pay with interfund loans, to be repaid at a future date.

X. DEBT MANAGEMENT

Debt Management is addressed in a separate Debt Management Policy.

XI. STAFFING AND TRAINING

A. ADEQUATE STAFFING - Staffing levels will be adequate for the fiscal functions of the city to function effectively. Overtime shall be used only to address temporary or seasonal demands that require excessive hours. Workload scheduling alternatives will be explored before adding staff.

Revised: January 24, 2023

Submitted for Review: November 10, 2026

B. TRAINING - The city will support the continuing education efforts of all financial staff including the investment in time and materials for maintaining a current perspective concerning financial issues. Staff will be held accountable for communicating, teaching, and sharing with other staff members all information and training materials acquired from seminars, conferences, and related education efforts.

XII. GRANTS FINANCIAL MANAGEMENT

A. GRANT SOLICITATION - The City Manager will be informed about available grants by the departments and will have final approval over which grants are applied for. The grants should be cost beneficial and meet the city's objectives.

B. RESPONSIBILITY - Departments will oversee the day to day operations of grant programs, will monitor performance and compliance, and will also keep the Finance Department and Purchasing informed of significant grant-related plans and activities. Departments will also report re-estimated annual revenues and expenses to the Finance Department as needed. Finance Department staff members will serve as liaisons with grantor financial management personnel, will prepare invoices, and will keep the books of account for all grants. All goods and services obtained through grants are subject to City purchasing policies and must be coordinated with the purchasing agent.

XIII. ANNUAL REVIEW AND REPORTING

A. These Policies will be reviewed administratively by the City Manager at least annually, and will be presented to the City Council by the Finance Department for confirmation of any significant changes.

B. The Finance Director will report annually to the City Manager on compliance with these policies.

Revised: January 24, 2023

Submitted for Review: November 10, 2026

Wylie City Council

AGENDA REPORT

Department: Finance **Account Code:**

Prepared By: Melissa Brown

Subject

Consider, and act upon, Resolution No. 2026-24(R) approving the current Investment Policy as required by the Texas Government Code, Chapter 2256, Public Funds Investment Act, Subchapter A - Authorized Investments for Governmental Entities.

Recommendation

Motion to approve the Item as presented.

Discussion

Texas Government Code requires that the governing body of an investing entity review its Investment Policy not less than annually. The governing body should adopt a written instrument by rule, order, ordinance, or resolution stating that it has reviewed the Investment Policy and that the written instrument so adopted shall record any changes made to the Investment Policy. The policy has no changes this year.

RESOLUTION NO. 2026-24(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, APPROVING THE CURRENT INVESTMENT POLICY, PROVIDING FOR SCOPE OF THIS POLICY, PROVIDING FOR INVESTMENT OBJECTIVES, PROVIDING FOR AN INVESTMENT COMMITTEE, PROVIDING FOR DELEGATION OF AUTHORITY, PROVIDING INVESTMENT STRATEGIES BY POOLED FUND GROUPS, PROVIDING FOR STANDARD OF CARE, PROVIDING FOR OTHER INVESTMENT GUIDELINES, PROVIDING FOR INVESTMENTS AUTHORIZED BY PUBLIC FUNDS INVESTMENT ACT AND INVESTMENTS UNAUTHORIZED BY THE CITY, PROVIDING FOR PORTFOLIO DIVERSIFICATION AND MATURITY LIMITS, PROVIDING FOR SELECTION OF BROKERS/DEALERS, PROVIDING FOR SELECTION OF DEPOSITORIES, PROVIDING FOR SAFEKEEPING AND CUSTODY, PROVIDING FOR RECORD KEEPING AND REPORTING, PROVIDING FOR ETHICS AND CONFLICTS OF INTEREST, PROVIDING FOR POLICY REVISIONS; AND MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, the Public Funds Investment Act, as amended, requires the City of Wylie to adopt the investment policy by rule, order, ordinance, or resolution; and

WHEREAS, the Investment Policy was originally approved December 12, 2006; and

WHEREAS, the Investment Policy complies with the Texas Government Code, Chapter 2256, Public Funds Investment Act, Subchapter A – Authorized Investments for Governmental Entities and Subchapter B – Miscellaneous Provisions as amended, and authorizes the investment of City funds in safe and prudent investments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, THAT the City of Wylie has complied with the requirements of the Public Funds Investment Act and the Investment Policy, attached hereto, is adopted as the investment policy of the City effective November 10, 2026.

DULY PASSED AND ADOPTED by the City Council of the City of Wylie, Texas, this 10th day of November 2026.

_____
Matthew Porter, Mayor

ATTESTED BY:

_____
Stephanie Storm, City Secretary

City of Wylie, Texas
INVESTMENT POLICY

CITY OF WYLIE, TEXAS
INVESTMENT POLICY
Submitted for Review November 10, 2026

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CITY OF WYLIE, TEXAS
INVESTMENT POLICY

I. INTRODUCTION

Chapter 2256 of Title 10 of the Local Government Code (hereinafter referred to as the "Public Funds Investment Act") prescribes that each city is to adopt written rules governing its investment practices and to define the authority of the investment officer. The following Investment Policy addresses the methods, procedures, and practices which must be exercised to ensure effective and judicious fiscal management of the City's funds. This Policy shall not apply to the selection, retention or other issues concerning the depositories of the City's funds in demand deposits as provided under Chapter 105 of the Local Government Code.

II. SCOPE

This Policy shall apply to the investment and management of all funds of the City under its control, other than those expressly excluded herein or by applicable law or valid agreement. This Policy shall not supersede the restrictions on investment and use applicable to any specific fund and, in the event of any conflict between this Policy and the requirements of any fund subject hereto, the specific requirement applicable to such fund shall be followed as well as all other provisions of this Policy other than those in conflict. The Employees Deferred Compensation Agency Fund is excluded from coverage under this Policy.

In order to make effective use of the City's resources, all monies shall be pooled into one bank account, except for those monies required to be accounted for in other bank accounts as stipulated by applicable laws, bond covenants or contracts. The bank account will be maintained by pooled fund group for purposes of implementing pooled fund strategies and reporting. The income derived from this pooled investment account shall be distributed by fund in accordance with the City's internal procedures.

III. OBJECTIVES

The City's principal investment objectives, in order of priority, are listed below.

Safety. The primary objective of the City's investment activity is the preservation of principal (capital) in the overall portfolio. Each investment transaction shall seek first to ensure that capital losses are avoided, whether the loss occurs from the default of a security or from erosion of market value.

Liquidity. The City's investment portfolio will remain sufficiently liquid to enable the City to meet operating requirements that might be reasonably anticipated. Liquidity shall be achieved by matching investment maturities with forecasted cash flow requirements, by investing in securities with active secondary markets, and by using state or local investment pools.

Diversification. The governing body recognizes that in a diversified portfolio, occasional measured losses due to market volatility are inevitable, and must be considered within the context of the overall portfolio's return, provided that adequate diversification has been implemented. Therefore, assets held in the common investment portfolio shall be diversified to eliminate the risk of loss resulting from one concentration of assets in a specific maturity, a specific issuer or a specific class of securities.

Yield. The investment portfolio goal (benchmark) against which the yield is compared will be established from time to time by the Finance Director. Recommendations by the Investment Committee will be considered when the performance measure is being established. Efforts to seek higher than the above goal must be consistent with risk limitations identified in this policy and prudent investment principles. The City’s investment portfolio shall be designed with the objective of attaining a rate of return which is consistent with the risk limitations and cash flow characteristics of the City’s investments.

IV. INVESTMENT COMMITTEE

An investment committee consisting of the City Manager, the Director of Finance and the Assistant

Director of Finance will meet annually before the beginning of a new fiscal year. The Investment Committee shall be authorized to invite advisors to the meetings as needed.

The investment officer will present a brief report of investment activities to the Investment Committee. The primary objectives of the committee will be to

(1) make recommendations regarding investment strategies
(2) approve a list of authorized brokers, dealers, banks, savings and loans, credit unions, and pools
(3) recommend a list of authorized training sources for the state mandated investment training and
(4) monitor program results.

The committee shall include in its deliberations such topics as performance reports, economic outlook, portfolio diversification, maturity structure, potential risk to the city's funds, and the target rate of return on the investment portfolio.

V. DELEGATION OF AUTHORITY

Management responsibility for the investment program is delegated by the City Council to the City Manager who will designate the Finance Director as Investment Officer (hereinafter referred to as the "Director"). The Director's authority will at all times be limited by conformance with all Federal regulations, State of Texas statutes and other legal requirements including the City Charter and City Ordinances, including this Policy.

The Director shall develop and maintain written administrative procedures for the operation of the investment program consistent with this Policy. The controls shall be designed to prevent, identify and control losses of public funds arising from deviation from this Policy, fraud, employee error, and misrepresentation by third parties, or imprudent actions by employees and officers of the City.

With written approval from the City Manager, the Director may delegate any phase of the investment management program to members of the City staff. Such approval shall state specifically the functions such person is authorized to perform or that the person is authorized to perform all activities of the Director under this Policy. The Director shall obtain and maintain, at the City's expense, fidelity bonds for himself and each of his designees in amounts determined adequate by the Director (which shall not be less than five percent of the amounts subject to this Policy) for each fiscal year as shown by the approved budget. No person may engage in an investment transaction except as provided under the terms of this Policy and the internal procedures established by the Director. A current list of persons authorized to transact investment business and wire funds on behalf of the City shall be maintained by the Director.

At the discretion of either the City Manager or the Director and in any event upon the termination or reassignment of any member of the Director's staff authorized to conduct transactions for the City pursuant to this Policy, the authority of such person shall be revoked and such revocation of authority shall be immediately communicated by the Director orally and in writing to each and every depository, broker/dealer, investment advisor, custodian and other agency or entity with whom the City has any existing or continuing relationship in the management of its investments.

VI. INVESTMENT STRATEGY

The City of Wylie maintains a pooled investment portfolio. The pooled portfolio utilizes specific investment strategies designed to address the unique characteristics of the pooled investment portfolio. The pooled investment portfolio includes Operating Funds, Debt Service Funds, Debt Service Reserve Funds, Capital Projects and Special Purpose Funds. Investment strategies for these different groups are detailed below.

(1) Investment strategies for operating, debt service, capital project, and special purpose funds have

as their primary objective to assure that anticipated cash outflows are matched with adequate investment liquidity. The secondary objective is to create a portfolio structure which will experience minimal volatility during economic cycles.

(2) The investment strategy for the debt service reserve funds shall have as the primary objective the ability to generate a dependable revenue stream from securities with a low degree of volatility. Securities should be of high quality, with short to intermediate term maturities. Except as may be required by a bond ordinance, securities should be of high quality with short to intermediate-term maturities.

VII. STANDARD OF CARE

Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived. Investment of funds shall be governed by the following investment objectives, in order of priority:

(1) preservation and safety of principal;

(2) liquidity; and

(3) diversification; and

(4) yield.

In determining whether an investment officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

(1) the investment of all funds, or funds under the City's control, over which the officer had responsibility rather than a consideration as to the prudence of a single investment; and

(2) whether the investment decision was consistent with the written investment policy of the City.

The Director and his staff shall recognize that the investment activities of the City are a matter of public record. Therefore, all participants in the investment process shall seek to act responsibly as custodians of the public trust. Investment officials shall avoid any transactions that might impair public confidence in the City's ability to govern effectively.

VIII. INVESTMENTS AUTHORIZED BY THE CITY OF WYLIE

Authorized investments for municipal governments in the State of Texas are set forth in the Public Funds Investment Act, as amended (Section 2256.009-2256.019, Government Code). However, suitable investments for the City of Wylie are limited to the following.

(1) Direct obligations of the United States or its agents and instrumentalities with a stated maturity of 5 years or less.

(2) Certificates of deposit issued in the State of Texas with a maximum maturity of 2 years or less and insured by the Federal Deposit Insurance Corporation.

(3) Fully collateralized direct repurchase agreements with a defined termination date of 2 years or less which are secured by obligations of the United States or its agencies and instrumentalities and pledged with a third party in the City's name. The agreement must be placed through a primary government securities dealer, as defined by the Federal Reserve, or by a financial institution doing business in the State of Texas. Each issuer of repurchase agreements shall be required to sign a master repurchase agreement.

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(4) Approved investment pools as described in Section 2256.016 which are continuously

rated no lower than AAA, AAAm or an equivalent rating by at least one nationally recognized rating agency and have a weighted average maturity no greater than 90 days.

IX. OTHER INVESTMENT GUIDELINES

The City seeks active management of its portfolio assets. In order to meet the objectives of this Policy, the City may from time to time sell securities that it owns in order to better position its portfolio assets. Sales of securities prior to maturity shall be documented and approved by the Director before such a transaction is consummated. Sales of securities yielding net proceeds less than 92% of the book value of the securities must be approved in advance and in writing by the City Manager. Three examples of situations involving the sale of securities prior to maturity are

(1) swap - to sell an investment to realize a capital gain,

(2) To better position selected investments due to a change in market conditions,

(3) To react to emergency liquidity demands.

Each investment transaction must be based upon competitive quotations received from at least three broker/dealers who have been approved by the City in accordance with Texas law.

The purchase and sale of all securities shall be on a delivery versus payment or payment versus delivery basis (i.e., for securities purchases, monies will not be released by the City's safekeeping bank until securities are received at the Federal Reserve Bank for further credit to the City's safekeeping bank. In the case of securities sales, monies will be received by the City's safekeeping bank via the Federal Reserve Bank as the securities are simultaneously released to the purchaser). In this manner the City will always have possession of either its securities or its monies.

X. DIVERSIFICATION AND MATURITY LIMITS

It is the policy of the City to avoid concentration of assets in a specific maturity, a specific issue, or a specific class of securities, with the exception of U.S. Treasury issues. The asset allocation in the portfolio should, however, be flexible depending upon the outlook for the economy and the securities markets.

The City will not exceed the following maximum limits as a percentage of the total portfolio for each of the categories listed below:

Investment Category	Max. % of Portfolio	Max. Maturity
Obligations of the United States or its agencies and instrumentalities.	100%	5 years
Certificates of Deposit	25%	18 mon.
Repurchase Agreements NOT Reverse Repurchase Agreements	100%	2 years

The Director shall evaluate how each security purchased fits into the City's overall investment strategy.

At all times the City shall maintain 10 percent of its total investment portfolio in instruments maturing in 90 days or less. The weighted average maturity of all securities and certificates of deposit in the City's total investment portfolio at any given time (not including cash or demand deposits) shall not exceed 2 years.

XI. SELECTION OF BROKERS/DEALERS

The City shall maintain a list of broker/dealers and financial institutions which have been approved for investment purposes by the investment committee. (For the purpose of this investment policy, Broker/dealer will be used to refer to any brokerage

firm, bank, investment pool, or financial institution with which the City does investment business). Securities may only be purchased from those authorized institutions and firms. The authorized broker/dealers will be reviewed at least annually. To be eligible, a broker/dealer must meet at least one of the following criteria: 1) be recognized as a Primary Dealer as defined by the New York Federal Reserve Market Reports Division; or 2) complies with Securities and Exchange Commission Rule 15C3-1, the Uniform Net Capital Requirement Rule. If the City's depository bank also provides custodial and safekeeping services for the City, the bank may not be included as an authorized broker/dealer for the City. However, non-negotiable Certificate of Deposits are exempt from this policy.

Broker/dealers will be selected and recommended to the investment committee by the Director on the basis of their financial stability, expertise in cash management and their ability to service the City's account. Each broker/dealer that has been authorized by the City shall be required to submit and annually update a Broker/Dealer Information Request form which includes the firm's most recent financial statements. The Director shall maintain a file which includes the most recent Broker/Dealer Information Request forms submitted by each firm approved for investment purposes. A copy of the submitted Broker/Dealer Information Request forms as well as a list of those broker/dealers approved by the City shall be maintained by the Director (See Appendix A).

The City of Wylie will provide all approved securities dealers with a copy of the City's Investment Policy. A principal in the firm must execute a written statement acknowledging receipt and review of the policy and a statement acknowledging that reasonable procedures and controls have been implemented to preclude imprudent investment activities being conducted between the entity and the securities firm (See Appendix B).

All approved broker/dealer firms must have a completed City of Wylie broker/dealer questionnaire, investment policy, written acknowledgment per above guidelines, executed master repurchase agreement, if applicable, and current financial information on file. Certification language should be mutually acceptable to both parties. An investment officer of the City may not buy any securities from a person who has not delivered to the City an instrument substantially in the form provided by this policy.

The Director shall review the quality of service and financial stability of each broker/dealer and financial institution approved under this Section at least annually. Any approved broker/dealer or financial institution may be removed from the list of approved broker/dealers with the approval of the Director, if in the opinion of the Director, the firm has not performed adequately or its financial position is considered inadequate.

XII. SAFEKEEPING AND CUSTODY

Investment securities purchased for the City will be delivered by either book entry or physical delivery and shall be held in third-party safekeeping by a Federal Reserve Member financial institution designated as the City's safekeeping and custodian bank. The City may designate more than one custodian bank. The City shall execute a Safekeeping Agreement with each bank prior to utilizing the custodian's safekeeping services. Only a state or national bank located within the State of Texas may be utilized as a custodian of securities pledged to secure certificates of deposit. The safekeeping agreement must provide that the safekeeping bank will immediately record and promptly issue and deliver a signed safekeeping receipt showing the receipt and the identification of the security, as well as the City's interest.

The Director shall maintain a list of designated custodian banks and a copy of the Safekeeping Agreement executed with each custodian bank.

The City must approve release of securities in writing prior to their removal from the custodial account. A telephone facsimile of a written authorization shall be sufficient if the custodian orally confirms receipt of

the transmission and an exact copy of the document is retained in the City's files. In no event shall the custodial bank be an authorized depository bank, issuer of repurchase agreements in which the City invests or broker/dealer of securities on behalf of the City.

All securities shall be confirmed in the name of the City and delivered to an approved custodial bank or carried at a Federal Reserve Bank in the name of the City. The Custodian shall not otherwise deposit purchased or pledged securities. All book entry securities owned by the City shall be evidenced by a safekeeping receipt issued to the City and signed by the appropriate officer at the custodian bank stating that the securities are held in the Federal Reserve System in a CUSTOMER ACCOUNT naming the City as the "customer." In addition, the custodian bank will, when requested, furnish a copy of the delivery advice received by the custodian bank from the Federal Reserve Bank.

All certificated securities (those transferred by physical delivery) shall: 1) be held by an approved custodian bank or any correspondent bank in New York City approved by the Director; and 2) the correspondent bank or the City's safekeeping bank shall issue a safekeeping receipt to the City evidencing that the securities are held by the correspondent bank for the City.

The original safekeeping receipt for each transaction including purchased securities under a repurchase agreement and collateral securing deposits will be forwarded to the Director or his designee and held in a secured file by the City.

XIII. RECORD KEEPING AND REPORTING

A record shall be maintained of all bids and offerings for securities transactions in order to ensure that the City receives competitive pricing. All transactions shall be documented by the person authorizing the transaction in a form that shows that person's name, the party instructed to execute the transaction, the date, a description of the transaction and a brief statement of the reason(s) for the transaction.

At least annually, the Director shall verify that all securities purchased by or pledged to the City are on hand in appropriate form. The City, in conjunction with its annual financial audit, shall perform a compliance audit of management controls on investments and adherence to the City’s established investment policies.

Each depository of the City's funds shall maintain separate, accurate and complete records relating to all deposits of the City's funds, the securities pledged to secure such deposits and all transactions relating to the pledged securities. Each approved custodian shall maintain separate, accurate and complete records relating to all securities received on behalf of the City, whether pledged, purchased or subject to repurchase agreement, as well as all transactions related to such securities. In addition, each depository shall file all reports required by the Texas State Depository Board. Each depository and custodian shall agree to make all the records described in this paragraph available to the Director or designee and the City's auditors at any reasonable time.

All broker/dealers, custodians, depositories and investment advisors shall maintain complete records of all transactions that they conducted on behalf of the City and shall make those records available for inspection by the Director or other representatives designated by the City Council or City Manager.

All sales of securities for less than the book value of the security shall be approved by the Director. Sales of securities for less than 92 percent of the book value of the securities must be approved by both the City Manager and the Director.

A monthly investment report shall be prepared by staff and signed by the Director, listing all of the investments held by the City, beginning and ending market value for period, the current market valuation of the investments and transaction summaries, including a detailed list of the gains and losses

recognized. The market value will be determined by: (1) written reports such as the Wall Street Journal; (2) on-line services such as Bloomberg; or (3) through a primary dealer or national bank that is independent of the specific security being valued. The report must state the pooled fund group for each asset/security. The report shall list the total investment return for the month. If invested in securities, the City's audit firm must review the monthly reports annually and the result of the review shall be reported to the City Council by that auditor.

Within 90 days after the end of the City's fiscal year, the Director shall prepare, sign and deliver to the City Manager and the City Council an annual report on the City's investment program and investment activity which has also been signed by each officer and employee of the City authorized to conduct any of the City's investment activity. The annual report shall include full year investment returns. Such annual report shall include an analysis of the compliance with this Policy as well as changes in the applicable laws and regulations during the previous year and may include any other items of significance related to the investment program. The annual investment report will be reviewed as a part of the annual audit.

XIV. ETHICS AND CONFLICTS OF INTEREST

Officers and employees of the City involved in the investment process shall refrain from personal business activity that involves any of the City's approved custodians, depositories, broker/dealers or investment advisors. Employees and officers shall not utilize investment advice concerning specific securities or classes of securities obtained in the transaction of the City's business for personal investment decisions, shall in all respects subordinate their personal investment transactions to those of the City, particularly with regard to the timing of purchases and sales and shall keep all investment advice obtained on behalf of the City and all transactions contemplated and completed by the City confidential, except when disclosure is required by law.

An investment officer of the City who has a personal business relationship with an organization seeking to sell an investment to the City shall file a statement disclosing that personal business interest. An investment officer who is related within the second degree by affinity or consanguinity to an individual seeking to sell an investment to the City shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the governing body of the City.

XV. POLICY REVISIONS

This Investment Policy will be reviewed at least annually by the City Manager, the Director of Finance and the Assistant Director of Finance and revised when necessary. All revisions shall be approved by the City Council.

Wylie City Council

AGENDA REPORT

Department: Wylie Police Department **Account Code:** 100-5211-56040

Prepared By: Tommy Walters

Subject

Consider, and act upon, an Interlocal Agreement with Collin County, Texas for Jail Services, and authorizing the Interim City Manager to execute any necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

Approval of this Interlocal Agreement will continue to provide ongoing Jail Services for the confinement of persons accused or convicted of a class "C" misdemeanor or other violation of a municipal ordinance at the Collin County Detention Facility ("County Jail") with specific needs that the Wylie Police Department Detention Center ("WPD") is unable to address.

Examples of inmate needs that WPD is unable to support include, but are not limited to, evaluation and treatment of medical care, substance abuse, or behavioral health.

Collin County operates the County Jail under Chapter 351 of the Local Government Code and Title 37 of the Texas Administrative Code, and the Wylie Police Department desires to continue partnering with Collin County, Texas for Jail Services as outlined in the Agenda Attachments.

Staff recommends approval of an Interlocal Agreement with Collin County, Texas for ongoing Jail Services, through and including September 30, 2027, as authorized by Texas Government Code Chapter 791, the "Interlocal Cooperation Act."

This approval will authorize the Interim City Manager, or their designee, to exercise subsequent renewal options annually for additional one-year periods at the rates established and agreed upon by both parties each renewal year.

City of Wylie No. W2027-006

CITY OF WYLIE

Wylie City Council

AGENDA REPORT

Department: Wylie Municipal Court **Account Code:**

Prepared By: Lisa Mangham

Subject

Consider, and act upon, the approval of an Interlocal Agreement between the Texas Department of Public Safety and the City of Wylie, Texas, authorizing the Interim City Manager or designee, to sign any and all documents.

Recommendation

Motion to approve the Item as presented.

Discussion

The Texas Department of Public Safety ("DPS"), Driver License Division, is transitioning court conviction reporting from the current paper and SFTP electronic file submission processes to a new, secure web-based portal known as the Texas Conviction Reporting ("TXCR") system.

DPS is legislatively required to apply all court-reported convictions to a driver's record within seven days of final disposition, and Texas courts collectively transmit more than 180,000 conviction records to DPS each month.

DPS notified the Municipal Court that, effective January 1, 2027, all final convictions sent to DPS for processing must be submitted through TXCR. Submission through TXCR requires that a TXCR Interlocal Cooperation Contract (the "Contract") first be executed between the contracting court or authority and DPS.

DPS has further advised that all contracting parties must have a new Contract on file by December 31, 2026. DPS will provide access to TXCR at no cost to the City (Contract, Section IV). The Municipal Court is required to report qualifying convictions to DPS under Chapter 543, Subchapter C, Texas Transportation Code, including the seven-day reporting deadline set forth in Section 543.203.

This agreement is effective on the date of execution and will not expire except upon written request of either party with 30 calendar days' written notice. This agreement may only be amended by mutual written agreement of the parties.

City of Wylie No. W2027-012

Wylie City Council

AGENDA REPORT

Department: Purchasing **Account Code:** 100-5211-58510

Prepared By: Chris Rodriguez

Subject

Consider, and act upon, the approval for the purchase of four (4) vehicles for the Police Department in an estimated amount of $194,100 through a cooperative purchasing agreement and authorizing the Interim City Manager to execute any and all necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

The Wylie Police Department (PD) seeks approval to purchase the following for an estimated $194,100 from Caldwell Country Chevrolet through a cooperative purchasing agreement with Buy Board 724-23.

- Three (3) 2027 Chevrolet Tahoe PPV 9C1 – Replacement of three Chevrolet PPV Tahoes currently in-service. The three Chevrolet PPV Tahoes being replaced will be taken out-of-service and sent to auction when the replacement vehicles are placed in-service.

- One (1) 2027 Chevrolet Equinox 1PT26 – Replacement of one (1) Chevrolet Impala. The replaced Impala will be taken out of service and sent to auction when the replacement vehicle is placed in-service.

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 vehicles from Caldwell Country Chevrolet for the Police Department through a cooperative purchasing agreement with Buy Board, and direct the Interim City Manager, or the Interim City Manager's designee, to execute all necessary final agreements. This action is essential to ensure timely delivery of vital resources and maintain continuity of the City's emergency response capabilities.

(Wylie Agreement W2027-09 BuyBoard 724-23)

Wylie City Council

AGENDA REPORT

Department: Public Works **Account Code:** 100-5411-54810

Prepared By: Lavonte Childs

Subject

Consider, and act upon, approval of an agreement with Vertosoft, LLC, for the procurement and implementation of OpenGov Enterprise Asset Management Software, including Asset Management, Facilities, Parks & Recreation, Signals, Stormwater, Transportation, Walkability, Wastewater Collection, Water Distribution, and 811 Integration modules. The initial contract term is $179,831.98, with annual subscription increases of 5% over the subsequent contract years, and authorization for the Interim City Manager to execute all necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

Approval is sought to approve an agreement with Vertosoft, LLC, for OpenGov Enterprise Asset Management Software through the Texas Department of Information Resources (DIR) Cooperative Purchasing Contract No. DIR-CPO-5327. The software will support the Public Works, Fleet, Facilities, and Parks and Recreation departments.

As the City's infrastructure, facilities, and operational demands become increasingly complex, it is essential to implement a centralized asset management software solution that improves operational efficiency, optimizes resource utilization, reduces response times and errors, automates manual processes, enhances reporting and analytical capabilities, and improves customer service. The software will provide the City with improved visibility into its assets, maintenance activities, and infrastructure needs, allowing for more effective lifecycle management, cost control, and delivery of municipal services.

The OpenGov solution includes the Asset Management Base Bundle, Facilities, Parks & Recreation, Signals, Stormwater, Transportation, Walkability, Wastewater Collection, Water Distribution, and 811 Integration modules. The agreement also includes professional services for software deployment, configuration, implementation, and training.

The initial contract term is estimated at $179,831.98, which includes software subscription costs, implementation services, and estimated reimbursable travel expenses. Subscription costs for subsequent contract terms are structured as follows:

- Second Term: $110,197.00
- Third Term: $115,706.86
- Fourth Term: $121,492.20
- Fifth Term: $127,566.82

Subscription pricing reflects an annual increase of approximately 5% beginning with the third contract term.

Staff recommends approval of the purchase of OpenGov Enterprise Asset Management Software through Vertosoft, LLC, utilizing Texas Department of Information Resources (DIR) Cooperative Purchasing Contract No. DIR-CPO-5327, in the

initial estimated amount of $179,831.98, with subsequent annual subscription increases as outlined in the agreement, and authorization for the Interim City Manager to execute all necessary documents.

(W2027-11/DIR-CPO-5327)

Wylie City Council

AGENDA REPORT

Department: Community Development **Account Code:**

Prepared By: Jasen Haskins

Subject

Consider, and act upon, a Preliminary Plat of Lots 1-8, Block A of the Wylie Hooper Addition, creating seven commercial lots and one open space lot on 15.485 acres generally located at the southwest corner of FM 544 and Hooper Road.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Texstone Partners **APPLICANT: Golden Land Surveying**

The applicant has submitted an amended Preliminary Plat to create Lots 1-8, Block A of the Wylie Hooper Addition. The property is generally located on the southwest corner of FM 544 and Hooper Road. The purpose of this plat is to amend a previously approved Preliminary Plat by adding 2.315 acres to the previously approved 13.17-acre development (PD 2025-41) for a commercial multi-lot planned development. The change only affects Lot 8, Block A of the Wylie Hooper Addition by increasing it from 2.44 acres to 4.75 acres, adding additional property located to the west of the original property.

The P&Z Commission approved the site plan for Lot 8, Block A, of the Wylie Hooper Addition in October 2026 for two commercial buildings with a combined building area of 20,283 square feet.

An amended plat shall be required for Lot 8, Block A of the Wylie Hooper Addition for the dedication of fire lane access and utility easements prior to a Certificate of Occupancy being granted for the two commercial buildings. The development will be accessed via a fire lane access easement that loops around both structures, with a single access point from FM 544.

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

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

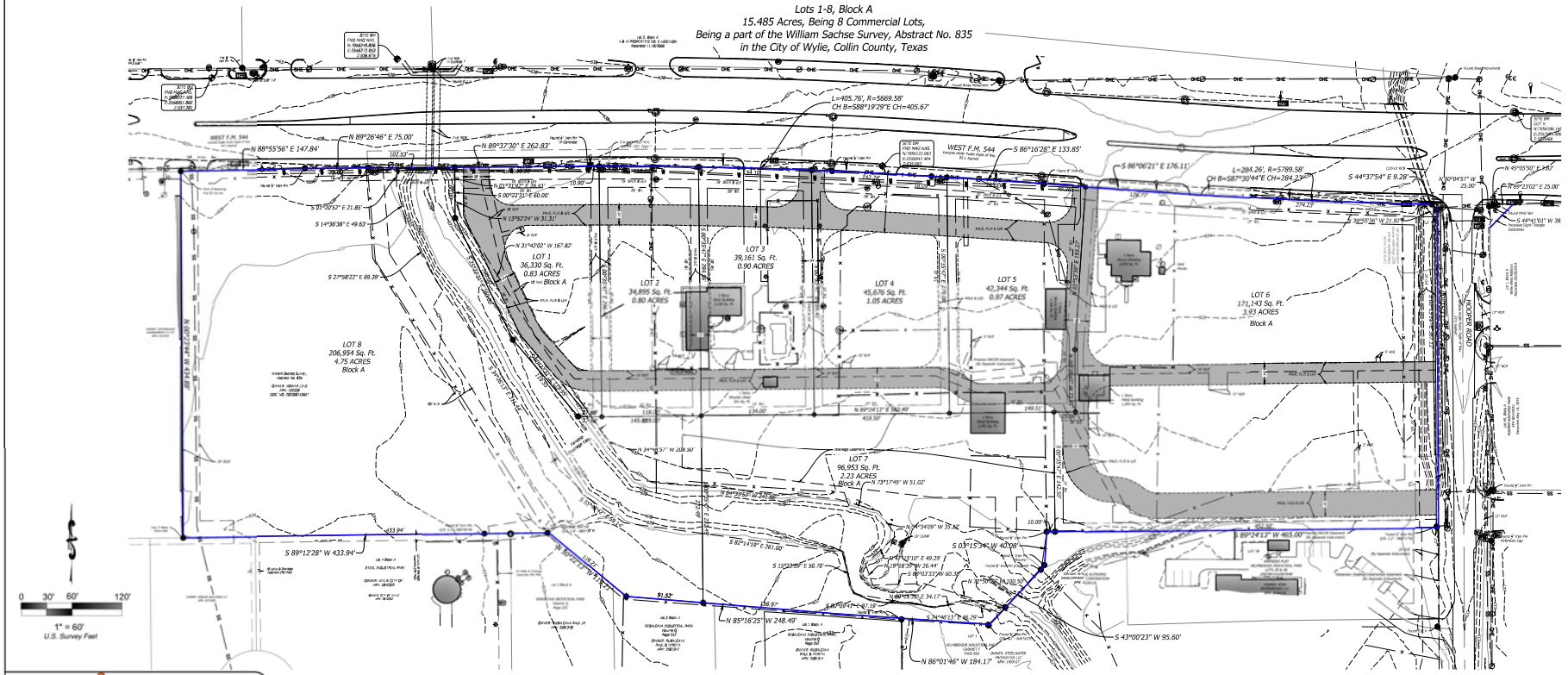
P&Z Commission Discussion

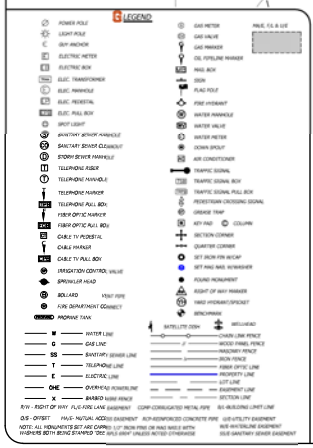
The Commission voted 6-0 to recommend approval.

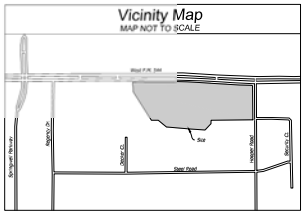
PRELIMINARY PLAT
of

WYLIE HOOPER

Lots 1-8, Block A
15.485 Acres, Being 8 Commercial Lots,
Being a part of the William Sachse Survey, Abstract No. 835
in the City of Wylie, Collin County, Texas







FEMA NOTE

Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" (Unshaded) by FEMA, on Flood Insurance Rate Map No. 48085C0415J, dated 06/02/2009.

OWNER

NAME: TEXSTONE PARTNERS
PHONE: 214.534.5551
EMAIL: CNEWTON@TEXSTONE.COM
ADDRESS: 12900 PRESTON Rd, SUITE 1105
DALLAS, TX 75230

LEGAL DESCRIPTION

Being a 15.485 acre tract of land situated in the William Sachse Survey, Abstract No. 835 and being all of a called 3.06 acres conveyed to Ziad Nowar et. al. in Document No. 20230314000574 of a called 4.702 acre tract conveyed to Michael G. Byboth and wife, Brenda Byboth in Volume 5984, Page 3833 Official Public Records Collin County Texas (O.P.R.C.C.TX.), all of a called 2.428 acre tract of land, a called 0.553 acre, and a called 0.749 acre tract of land conveyed to Mary F. Dave in Document No. 20160229000231350 O.P.R.C.C.TX., and being all of a called 5.42 acre tract of land conveyed to JMJJMD,LLC in Document No.20201020000182050 O.P.R.C.C.TX., all in the City of Wylie, Collin County, Texas. Said 12.67 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron pin for the Northwest corner of this tract, being in the South line of F.M. 544 (variable width public right of way) and being the Northeast corner of Lot 1R of Central Storage Addition, a subdivision of record in Document No. 20090619010001570 O.P.R.C.C.TX.

Thence North 88 degrees 55 minutes 56 seconds East with the common line of this tract and F.M. 544, a distance of 147.84 feet to a found 1/2-inch iron pin.

Thence North 89 degrees 26 minutes 46 seconds East with the South line of F.M. 544, a distance of 75.00 feet to a found 1/2-inch iron pin.

Thence North 89 degrees 37 minutes 30 seconds East with the South line of F.M. 544, a distance of 262.83 feet to a point at the start of a curve to the right from whence a found 1/2-inch iron pin in concrete bears South 39 degrees 47 minutes 09 seconds West, a distance of 1.75 feet.

Thence 405.76 feet with said curve to the right on the South line of F.M. 544, whose radius is 5669.58 feet, delta angle is 04 degrees 06 minutes 02 seconds and whose chord bears South 88 degrees 19 minutes 29 seconds East, a distance of 405.67 feet to a found 1/2-inch iron pin.

Thence South 86 degrees 16 minutes 28 seconds East continuing with F.M. 544, a distance of 133.85 feet to a found 1/2-inch iron pin.

Thence South 86 degrees 06 minutes 21 seconds East staying with the South line of F.M. 544, a distance of 176.11 feet to a point at the beginning of a curve to the left.

Thence 284.26 feet with the South line of F.M. 544 and said curve to the left whose radius is 5789.58 feet, delta angle is 02 degrees 48 minutes 47 seconds and whose chord bears South 87 degrees 30 minutes 44 seconds East, a distance of 284.23 feet to a point on a chamfer between the South line of F.M. 544 and the East West line of Hooper Road (variable width public right of way).

Thence South 44 degrees 37 minutes 54 seconds East with said chamfer, a distance of 9.28 feet to a point on the West line of Hooper Road.

Thence South 00 degrees 15 minutes 11 seconds East, a distance of 377.11 feet to a found 1/2-inch iron pin at the Southeast corner of this tract, being the Northeast corner Helmberger Industrial Park Lots 2R & 3R, a subdivision of record in Document No. 20070831010003040 O.P.R.C.C.TX.

Thence with Helmberger Industrial Park Lots 2R & 3R, and Helmberger Industrial Park, a subdivision of record in Cabinet F, Page 716 Plat Records Collin County Texas the following three (3) courses and distances:
1) South 89 degrees 24 minutes 13 seconds West, a distance of 465.00 feet to a found 1/2-inch iron pin.
2) South 03 degrees 15 minutes 34 seconds West, a distance of 40.08 feet to a found 1/2-inch iron pin.
3) South 43 degrees 00 minutes 23 seconds West, a distance of 95.60 feet to a point, from whence a found 1/2-inch iron pin bears North 45 degrees 52 minutes East, a distance of 1.7 feet.

Thence North 86 degrees 01 minutes 46 seconds West continuing with the North line of Helmberger Industrial Complex and the North line of Rubalcava Industrial Park, a subdivision of record in Volume Q, Page 252 Plat Records Collin County Texas, a distance of 184.17 feet to a point.

Thence North 85 degrees 16 minutes 25 seconds West continuing with Rubalcava Industrial Park, a distance of 248.49 feet to a point.

Thence North 50 degrees 22 minutes 13 seconds West continuing with Rubalcava Industrial Park, a distance of 119.21 feet to a point, from whence a found 5/8-inch iron pin found bears North 85 degrees 33 minutes West, a distance of 1.6 feet.

Thence South 89 degrees 12 minutes 28 seconds West continuing with Rubalcava Industrial Park, a distance of 433.94 feet to a found 2-inch metal fence post for the Southwest corner of this tract, being the Southeast corner of Lot 1R of Central Storage Addition, a subdivision of record in Document No. 20090619010001570 Official Public Records Collin County Texas.

Thence North 00 degrees 23 minutes 44 seconds West with the West line of this tract and the East line of said Lot 1R, a distance of 434.88 feet to the POINT OF BEGINNING and containing 15.485 acres of land, more or less.

PRELIMINARY PLAT
of

WYLIE HOOPER

Lots 1-8, Block A
15.485 Acres, Being 8 Commercial Lots,
Being a part of the William Sachse Survey, Abstract No. 835
in the City of Wylie, Collin County, Texas
Prepared By

GOLDEN LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
TBPELS #10194751 / Exp. Date =12/31/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com

Date of Preparation 09/30/2026 *Job No. 252056* *Sheet 1 Of 2*

OWNER'S CERTIFICATE AND DEDICATION

STATE OF _____)
COUNTY OF _____)

WHEREAS,_____ is (are) the Owner(s) of a 15.485 acre tract of land situated in the William Sachse Survey, Abstract No. 835 and being all of a called 3.06 acres conveyed to Ziad Nowar et. al. in Document No. 20230014657 all of a called 4.702 acre tract conveyed to Michael G. Bybath and wife, Brenda Bybath in Volume 5984, Page 3833 Official Public Records Collin County Texas (O.P.R.C.C.TX.), all of a called 2.428 acre tract of land, a called 0.553 acre, and a called 0.749 acre tract of land conveyed to Mary F. Davis in Document No. 20160229000231350 O.P.R.C.C.TX., and being all of a called 5.42 acre tract of land conveyed to JMJJMD,LLC in Document No.20201020001820250 O.P.R.C.C.TX., all in the City of Wylie, Collin County, Texas. Said 12.67 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron pin for the Northwest corner of this tract, being in the South line of F.M 544 (variable width public right of way) and being the Northeast corner of Lot 1R of Central Storage Addition, a subdivision of record in Document No. 20090619010001570 O.P.R.C.C.TX.

Thence North 88 degrees 55 minutes 56 seconds East with the common line of this tract and F.M. 544, a distance of 147.84 feet to a found 1/2-inch iron pin.

Thence North 89 degrees 26 minutes 46 seconds East with the South line of F.M. 544, a distance of 75.00 feet to a found 1/2-inch iron pin.

Thence North 89 degrees 37 minutes 30 seconds East with the South line of F.M. 544, a distance of 262.83 feet to a point at the start of a curve to the right from whence a found 1/2-inch iron pin in concrete bears South 39 degrees 47 minutes 09 seconds West, a distance of 1.75 feet.

Thence 405.76 feet with said curve to the right on the South line of F.M. 544, whose radius is 5669.58 feet, delta angle is 04 degrees 06 minutes 02 seconds and whose chord bears South 88 degrees 19 minutes 29 seconds East, a distance of 405.67 feet to a found 1/2-inch iron pin.

Thence South 86 degrees 16 minutes 28 seconds East continuing with F.M. 544, a distance of 133.85 feet to a found 1/2-inch iron pin.

Thence South 86 degrees 06 minutes 21 seconds East staying with the South line of F.M. 544, a distance of 176.11 feet to a point at the beginning of a curve to the left.

Thence 284.26 feet with the South line of F.M. 544 and said curve to the left whose radius is 5789.58 feet, delta angle is 02 degrees 48 minutes 47 seconds and whose chord bears South 87 degrees 30 minutes 44 seconds East, a distance of 284.23 feet to a point on a chamfer between the South line of F.M. 544 and the East West line of Hooper Road (variable width public right of way).

Thence South 44 degrees 37 minutes 54 seconds East with said chamfer, a distance of 9.28 feet to a point on the West line of Hooper Road.

Thence South 00 degrees 15 minutes 11 seconds East, a distance of 377.11 feet to a found 1/2-inch iron pin at the Southeast corner of this tract, being the Northeast corner Helmberger Industrial Park Lots 2R & 3R, a subdivision of record in Document No. 20070831010003040 O.P.R.C.C.TX.

Thence with Helmberger Industrial Park Lots 2R & 3R, and Helmberger Industrial Park, a subdivision of record in Cabinet F, Page 716 Plat Records Collin County Texas the following three (3) courses and distances:

1) South 89 degrees 24 minutes 13 seconds West, a distance of 465.00 feet to a found 1/2-inch iron pin.
2) South 03 degrees 15 minutes 34 seconds West, a distance of 40.08 feet to a found 1/2-inch iron pin.
3) South 43 degrees 00 minutes 23 seconds West, a distance of 95.60 feet to a point, from whence a found 1/2-inch iron pin bears North 45 degrees 52 minutes East, a distance of 1.7 feet.

Thence North 86 degrees 01 minutes 46 seconds West continuing with the North line of Helmberger Industrial Complex and the North line of Rubalcava Industrial Park, a subdivision of record in Volume Q, Page 252 Plat Records Collin County Texas, a distance of 184.17 feet to a point.

Thence North 85 degrees 16 minutes 25 seconds West continuing with Rubalcava Industrial Park, a distance of 248.49 feet to a point.

Thence North 50 degrees 22 minutes 13 seconds West continuing with Rubalcava Industrial Park, a distance of 119.21 feet to a point, from whence a found 5/8-inch iron pin found bears North 85 degrees 33 minutes West, a distance of 1.6 feet.

Thence South 89 degrees 12 minutes 28 seconds West continuing with Rubalcava Industrial Park, a distance of 433.94 feet to a found 2-inch metal fence post for the Southwest corner of this tract, being the Southeast corner of Lot 1R of Central Storage Addition, a subdivision of record in Document No. 20090619010001570 Official Public Records Collin County Texas.

Thence North 00 degrees 23 minutes 44 seconds West with the West line of this tract and the East line of said Lot 1R, a distance of 434.88 feet to the POINT OF BEGINNING and containing 15.485 acres of land, more or less.

KNOW ALL MEN BY THESE PRESENTS: That _____ do hereby adopt this plat designating the herein described property as WYLIE HOOPER Lots 1-8, Block A, 15.485 Acres, Being 8 Commercial Lots, Being a part of the William Sachse Survey, Abstract No. 835 in the City of Wylie, Collin County, Texas and do hereby dedicate in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.
The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

Subscribed this ___ day of _____ 20____. By:_____
Name

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, on this ___ day of _____, 20___, personally appeared _____ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written,

My Commission Number is, ___.
My Commission Expires the ___ day of _____, 20___. _____
Notary Public

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Troy Dee, do hereby certify that I prepared this plat from an actual and accurate survey of the land the land and that the corner monuments shown thereon as set were properly place under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie, Texas.

Surveyor Seal

_____
Troy Dee — Date
Registered Professional Land Surveyor, Texas No. 6904
4131 N.W. 122nd Street Suite #100 Oklahoma City, OK 73120
(405) 849-6010

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of October, 2026, personally appeared Troy Dee to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written,

_____
Notary Public

My Commission Number is, 20013172.

My Commission Expires the 23rd day of OCTOBER, 2028.

Recommended for Approval

_____ _____
Chairman, Planning & Zoning Commission — Date
City of Wylie, Texas

Approved for Construction

_____ _____
Mayor, City of Wylie, Texas — Date

Accepted

_____ _____
Mayor, City of Wylie, Texas — Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat WYLIE HOOPER Lots 1-8, Block A, 15.485 Acres, Being 8 Commercial Lots,Being a part of the William Sachse Survey, Abstract No. 835 of the subdivision or addition to the City of Wylie was submitted to the City Council on the ___ day of _____ _____, 20___, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ___ day of _____, A.D., 20___.

_____
City Secretary
City of Wylie, Texas

NOTES

Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.

PRELIMINARY PLAT
of

WYLIE HOOPER

Lots 1-8, Block A
15.485 Acres, Being 8 Commercial Lots,
Being a part of the William Sachse Survey, Abstract No. 835
in the City of Wylie, Collin County, Texas

Prepared By

GOLDEN LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
TBPELS #10194751 / Exp. Date =12/31/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com

Date of Preparation 9/30/2026 Job No. 252056 Sheet 2 Of 2

CITY OF WYLIE

Wylie City Council

AGENDA REPORT

Department: Community Development **Account Code:**

Prepared By: Jasen Haskins

Subject

Consider, and act upon, a Final Plat of Compton Addition establishing one residential lot on 3.189 acres, located at 1201 E. Stone Road and 720 S. W.A. Allen Boulevard.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Daniel Reed Compton **APPLICANT: Premier Surveying LLC**

The applicant has submitted a Final Plat for Compton Addition, establishing one residential lot on 3.189 acres. The property is zoned within Planned Development 1993-29 and allows for the proposed residential use by right.

A previous Final Plat, which subdivided the land into two lots, was approved by the City Council in August 2026 and was never filed.

This new single-lot layout is preferred by the property owner due to it being more beneficial to market the land as a single property compared to the previous two-lot proposal.

This plat includes approximately 10,900 square feet located at the northeast corner of Stone Road and S. W.A. Allen Boulevard that the property owner acquired through a right-of-way abandonment approved by the City Council in June 2026.

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

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

P&Z Commission Discussion
The Commission voted 6-0 to recommend approval.

STATE OF TEXAS:

COLLIN COUNTY:

WHEREAS, DANIEL REED COMPTON and SHERRY COMPTON are the owners of a tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, Collin County, Texas, being all that certain tract of land described in deed to Daniel Reed Compton and Sherry Compton, as recorded in Instrument No. 2025000164327, Official Public Records, Collin County, Texas, and all that certain tract of land described in Ordinance No. 2026-15 to D. Reed and Sherry Compton, as recorded in Instrument No. 2026000056896, said Official Public Records (said tract being Lot 1, Block C, Mill Creek Estates, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume I, Page 625, Map Records, Collin County, Texas), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" at the southwest corner of said Compton tract (2026000056896) and said Lot 1, said iron rod being the intersection of the north line of E. Stone Road (variable width right-of-way) and the east line of S. W. A. Allen Boulevard (65 foot right-of-way);

Thence North 02° 44' 16" East, a distance of 43.07 feet along said east line to a 1/2-inch iron rod found at the beginning of a curve to the right having a radius of 467.50 feet;

Thence along said east line and said curve an arc distance of 217.19 feet, having a chord bearing and distance of North 16° 02' 48" East - 215.24 feet to a 1/2-inch iron rod found at the beginning of a curve to the left having a radius of 532.50 feet;

Thence along said east line and said curve an arc distance of 58.07 feet, having a chord bearing and distance of North 26° 13' 55" East - 58.04 feet to a 1/2-inch iron rod found at the north corner of aforesaid Compton tract (2026000056896) and aforesaid Lot 1, the northwest corner of aforesaid Compton tract (2025000164327), and the most southwesterly corner of Stone Grove, Phase I, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume G, Page 173, aforesaid Map Records;

Thence South 86° 30' 28" East, passing a 3/8-inch iron rod found at a distance of 293.75 feet and continuing along the common line of said Compton tract (2025000164327) and said Stone Grove, Phase I, passing the most northerly southwest corner of A Replat of Lots 1, 2, 3, 4 & 5 of Block A of Stone Grove Phase I, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume G, Page 598, said Map Records at a distance of 378.77 feet and continuing along the common line of said Compton tract (2025000164327) and said Replat a total distance of 412.29 feet to an "x" set in stone at the northeast corner of said Compton tract;

Thence South 05° 07' 44" West, passing a 3/8-inch iron rod found at a distance of 162.04 feet and continuing along said common line, passing the southwest corner of said Replat at a distance of 292.37 feet and continuing along the east line of said Compton tract (2025000164327) a total distance of 300.10 feet to a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" at the southeast corner of said Compton tract (2025000164327), said iron rod being on the aforesaid north line of E. Stone Road;

Thence North 88° 50' 58" West, a distance of 253.88 feet along said north line to a 1/2-inch iron rod found;

Thence North 01° 46' 58" East, a distance of 10.36 feet to a 1/2-inch iron rod found;

Thence North 88° 13' 02" West, a distance of 24.26 feet along the aforesaid north line of E. Stone Road to a 1/2-inch iron rod found;

Thence North 88° 09' 12" West, a distance of 121.91 feet along said north line to a 1/2-inch iron rod found at the southwest corner of aforesaid Compton tract (2025000164327) and the southeast corner of aforesaid Compton tract (2026000056896) and aforesaid Lot 1;

Thence North 88° 28' 00" West, a distance of 72.33 feet along said north line to the POINT OF BEGINNING and containing 138,929 square feet or 3.189 acres of land.

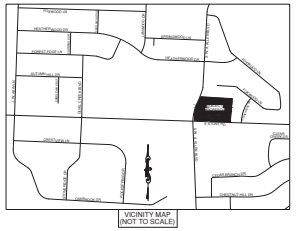
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

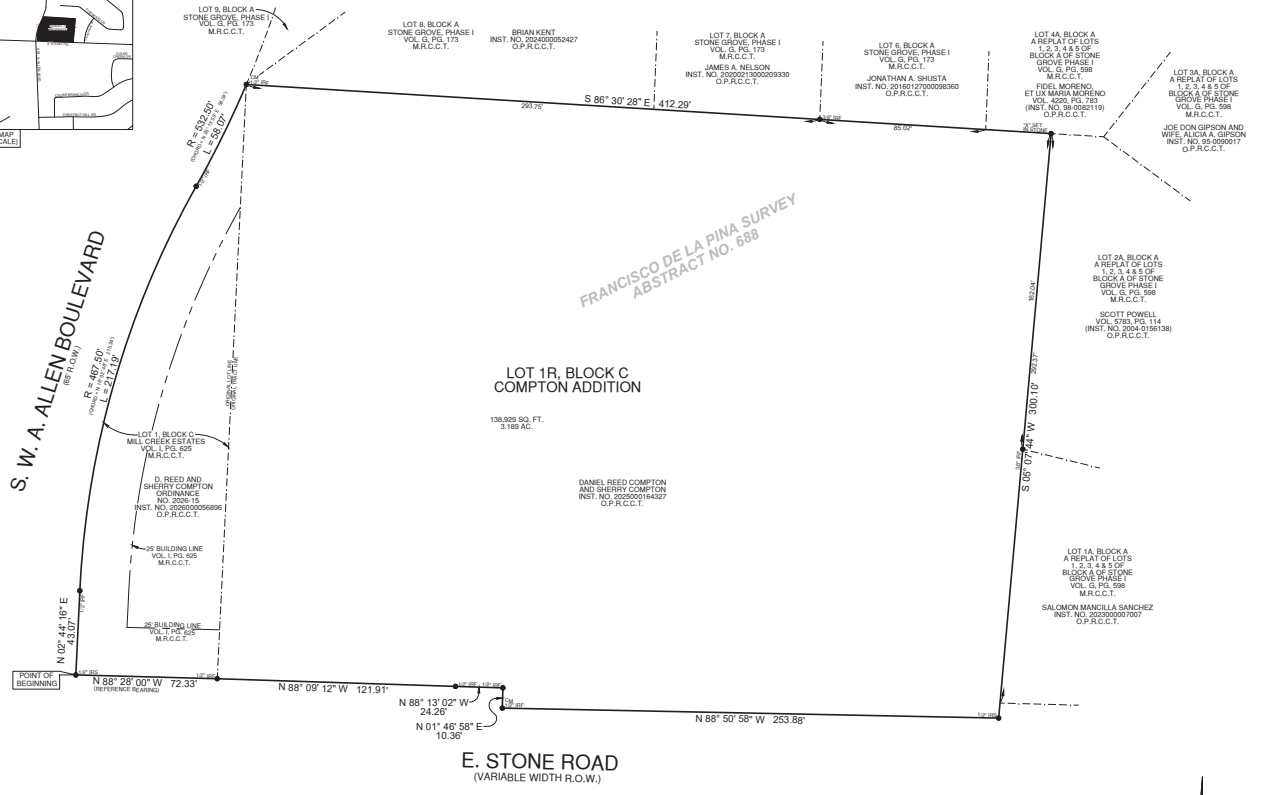
That **DANIEL REED COMPTON** and **SHERRY COMPTON** does hereby certify and adopt this plat designating the herein above described property as

COMPTON ADDITION,

an addition to the City of Wylie, Texas, and does hereby dedicate to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. That **DANIEL REED COMPTON** and **SHERRY COMPTON** does herein certify the following:

1. The streets and alleys, if any, are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, and created by this plat, are dedicated, for the public use forever, for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements.
5. Utility easements may be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's use thereof.
6. The public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements.
7. The public utilities shall at all times have the full right of ingress and egress to or from their respective easement for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.
8. The owners of the lots adjacent to or upon which drainage easements are created by this plat or the homeowner's association will be responsible for the maintenance and or the reconstruction of the drainage improvements constructed in said easements for the purpose of assuring the flow of stormwater to the degree required by the design and original construction.
9. Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
10. Collin County shall have the full right of ingress and egress to or from a drainage easement if necessary to maintain or repair the effect the drainage system in that easement is having on the use and maintenance of a roadway and the drainage systems of the roadway.
11. Roadways of the Subdivision are public roads and neither applicant nor any future owner has the right to obstruct the Roadways by a fence, gate, or otherwise.
12. All modifications to this document shall be by means of plat and approved by Collin County.
13. This plat is subject to the Subdivision Regulations of Collin County, Texas.





RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission — Date
City of Wylie, Texas

APPROVED FOR CONSTRUCTION

Mayor, City of Wylie — Date

ACCEPTED

Mayor, City of Wylie — Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the _____ subdivision or addition to the City of Wylie was submitted to the City Council on the _____day of _____, 20___, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 20___.

City Secretary
City of Wylie, Texas

WITNESS, my hand, this the _____ day of _____, 2026.

DANIEL REED COMPTON — Printed Name

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____day of _____, 2026.

Notary Public, State of Texas

My commission expires: _____

WITNESS, my hand, this the _____ day of _____, 2026.

SHERRY COMPTON — Printed Name

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____day of _____, 2026.

Notary Public, State of Texas

My commission expires: _____

SURVEYOR'S CERTIFICATE

I, David Apple, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief this ___ day of _____, 2025, and the monuments shown thereon have been found or set by me and their location, size and material described are correctly shown.

David Apple R.P.L.S. No. 5932

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____day of _____, 2026.

Notary Public, State of Texas

My commission expires: _____

Notes:
The property owner is responsible for sufficient capacity of utilities.
IRF = iron rod found.
IRS = iron rod set with cap stamped "PREMIER SURVEYING".
M.R.C.C.T. = Map Records, Collin County, Texas.
O.P.R.C.C.T.= Official Public Records, Collin County, Texas.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

OWNERS:
DANIEL REED COMPTON
1201 E. STONE ROAD
WYLIE, TX 75098
(334) 663-3131

SHERRY COMPTON
1201 E. STONE ROAD
WYLIE, TX 75098

SURVEYOR:
Premier Surveying, LLC
David Apple, RPLS
5700 W. Plano Parkway
Suite 1200
Plano, Tx 75093
(972) 612-3601

FINAL PLAT

COMPTON ADDITION
LOT 1R, BLOCK C
BEING 3.189 ACRES OF LAND IN THE
MARK R. ROBERTS SURVEY, ABSTRACT NO. 742
CITY OF WYLIE, COLLIN COUNTY, TEXAS.
PREPARED: SEPTEMBER 2026

Wylie City Council

AGENDA REPORT

Department: Community Development **Account Code:**

Prepared By: Jasen Haskins

Subject

Consider, and act upon, a Final Plat being a Replat of Lots 7 and 8 of Wylie Ranch East Commercial Park, First Revision, to create Lot 8R, Block A of Wylie Ranch East Commercial Park, Second Revision, on 2.228 acres, property located at 2207 and 2209 N. State Highway 78.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: SCSD-FINNELL LTD **APPLICANT: KFM Engineering & Design LLC**

The applicant has submitted a Replat to create Lot 8R, Block A of Wylie East Commercial Park Second Revision on 2.228 acres generally located at 2207 and 2209 N. State Highway 78 for the development of a health club. This property is located within the Kreymer Retail Planned Development (PD 2023-18).

The purpose of this request is to combine Lots 7 and 8 of Wylie East Commercial Park First Revision to create a single lot for the development of a health club.

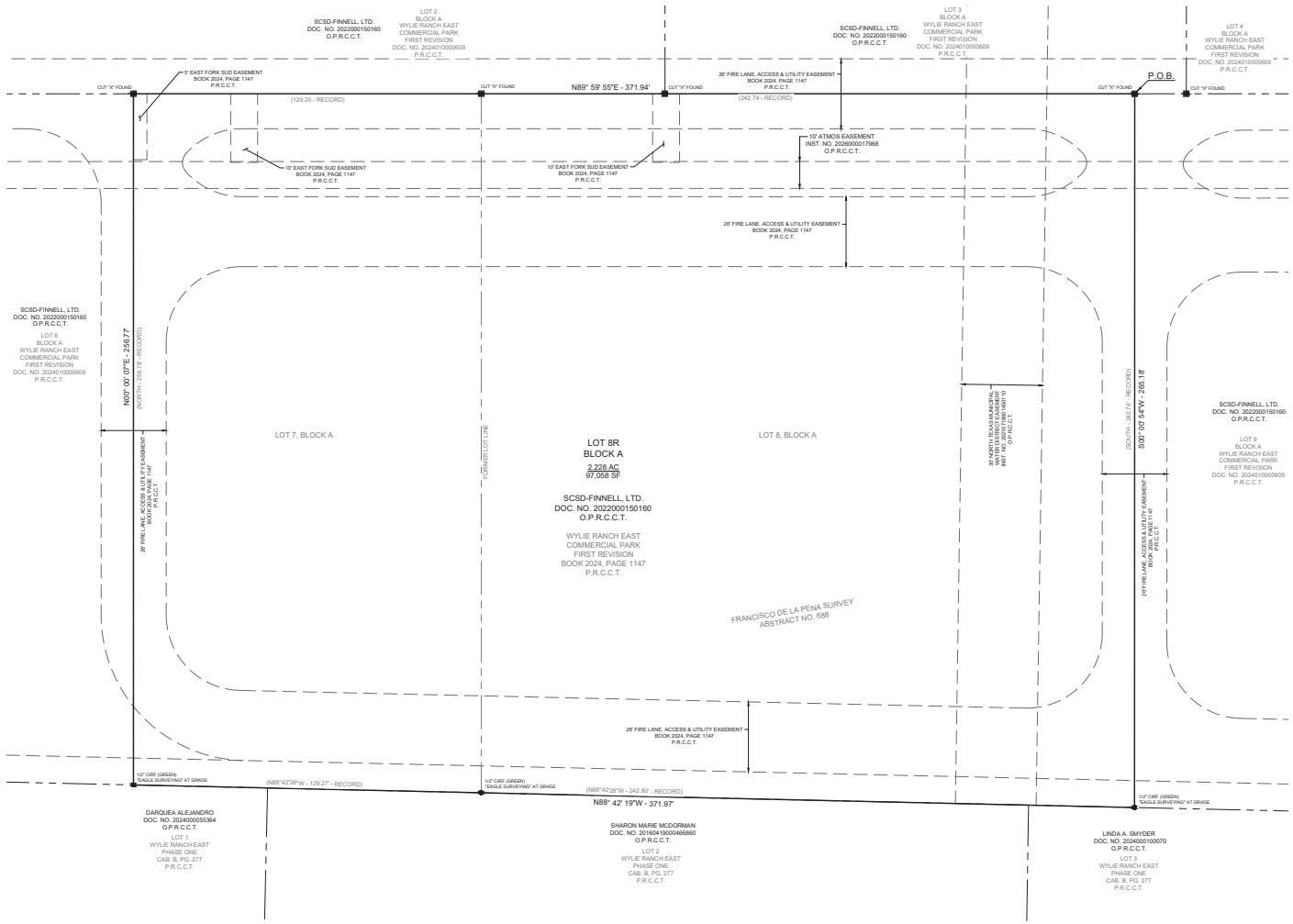
The site plan for the health club was approved by the P&Z Commission in October 2026.

The Replat maintains the same fire lane, access and utility easements from the previous plat. Access to the site is provided from State Highway 78 and Kreymer Lane with the use of mutual access easements that are tied to the Kreymer Retail Planned Development (PD 2023-18)

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

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

P&Z Commission Discussion
The Commission voted 6-0 to recommend approval.



OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS SCSD-FINNELL, LTD IS THE OWNER OF A 2.228 ACRE TRACT OF LAND SITUATED IN THE FRANCISCO DE LA PENA SURVEY, ABSTRACT NUMBER 688, SITUATED IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO SCSD-FINNELL, LTD., RECORDED IN DOCUMENT NUMBER 20220001501 60, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING ALL OF LOTS 7 AND 8, BLOCK A, OF WYLIE RANCH EAST COMMERCIAL PARK, A SUBDIVISION RECORDED IN PLAT BOOK 2024, PAGE 1147, PLAT RECORDS OF COLLIN COUNTY (P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND FOR THE NORTHEAST CORNER OF SAID LOT 8, BLOCK A, SAME BEING THE NORTHWEST CORNER OF LOT 9, BLOCK A, OF WYLIE RANCH EAST COMMERCIAL PARK, A SUBDIVISION RECORDED IN PLAT BOOK 2024, PAGE 1147, P.R.C.C.T.;

THENCE SOUTH 00°00'54" WEST, WITH THE EAST LINE OF SAID LOT 8, A DISTANCE OF 265.18 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "EAGLE SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 8 AND THE SOUTHWEST CORNER OF SAID LOT 9, BEING IN THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LINDA A SMYDER, RECORDED IN DOCUMENT NO. 20240001000 70, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.);

THENCE NORTH 88°42'19" WEST, ALONG THE SOUTH LINES OF SAID LOTS 7 AND 8, A DISTANCE OF 371.97 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "EAGLE SURVEYING" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 7 AND THE SOUTHEAST CORNER OF LOT 6, BLOCK A, BLOCK A, OF WYLIE RANCH EAST COMMERCIAL PARK, A SUBDIVISION RECORDED IN PLAT BOOK 2024, PAGE 1147, P.R.C.C.T., AND BEING IN THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DARQUEA ALEJANDRO, RECORDED IN DOCUMENT NO. 20240000553 64, O.P.R.C.C.T.;

THENCE NORTH 00°00'07" EAST, ALONG THE WEST LINE OF SAID LOT 7 AND THE EAST LINE OF SAID LOT 6, A DISTANCE OF 256.77 FEET TO AN "X" CUT FOUND FOR THE NORTHWEST CORNER OF SAID LOT 7 AND THE NORTHEAST CORNER OF SAID LOT 6, AND BEING IN THE SOUTH LINE OF LOT 2, BLOCK A, OF WYLIE RANCH EAST COMMERCIAL PARK, A SUBDIVISION RECORDED IN PLAT BOOK 2024, PAGE 1147, P.R.C.C.T.;

THENCE NORTH 89°59'55" EAST, ALONG THE NORTH LINES OF SAID LOTS 7 AND 8, A DISTANCE OF 371.94 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.228 ACRES (97,058 SQUARE FEET) OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, SCSD-FINNELL, LTD, ACTING HEREIN BY AND THROUGH HIS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS WYLIE RANCH EAST COMMERCIAL PARK SECOND REVISION, AN ADDITION TO THE CITY OF WYLIE, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS-SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF WYLIE'S USE THEREOF.
THE CITY OF WYLIE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WYLIE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WYLIE, TEXAS.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2026.

OWNER: SCSD-FINNELL, LTD

BY: _____

_____
AUTHORIZED SIGNATURE OF OWNER

_____
PRINTED NAME AND TITLE

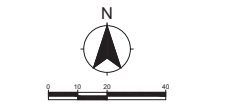
STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
MY COMMISSION EXPIRES ON:





VICINITY MAP
NTS

LEGEND

O.P.R.C.C.T	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
CIRF	CAPPED IRON ROD FOUND FOUND
XF	"X" CUT FOUND
CM	CONTROLLING MONUMENT
U.E.	UTILITY EASEMENT
SUD	SPECIAL UTILITY DISTRICT
F.L.A.U.D.E.	FIRE LANE, ACCESS, UTILITY & DRAINAGE EASEMENT
———	BOUNDARY LINE
— · · —	ABSTRACT LINE
— — —	ADJOINER LINE
═══	BOUNDARY ROW CENTERLINE
— — —	EASEMENT LINE

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 7 AND 8 INTO ONE.

FINAL PLAT
WYLIE RANCH EAST COMMERCIAL PARK SECOND REVISION
BLOCK A, LOT 8R
ONE COMMERCIAL LOT
BEING A REPLAT OF LOTS 7 AND 8, BLOCK A, OF WYLIE RANCH EAST COMMERCIAL PARK, FIRST REVISION, RECORDED IN PLAT BOOK 2024, PAGE 1147, PLAT RECORDS OF COLLIN COUNTY, TEXAS, AND BEING 2.228 ACRES TRACT OF LAND SITUATED IN THE FRANCISCO DE LA PENA SURVEY, ABSTRACT NO. 688, CITY OF WYLIE, COLLIN COUNTY, TEXAS.

DATE: 08/2026

GENERAL NOTES

1. BEARINGS BASED ON GPS OBSERVATIONS: TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD83-US.
2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINE AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. THIS SITE IS SITUATED IN ZONE "X," AREA OF MINIMAL FLOOD HAZARD, WITHIN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 48085C0420J, DATED JUNE 2ND, 2009. WARNING: THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYOR'S CERTIFICATE

THAT I, DANIEL L. JACKSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WYLIE.

PRELIMINARY
FOR REVIEW PURPOSES ONLY

DANIEL L. JACKSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS STATE REGISTRATION NO. 5577

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION AND UNDER THE AUTHORITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

_____
MY COMMISSION EXPIRES ON:

CERTIFICATE OF APPROVAL

"RECOMMENDED FOR APPROVAL"

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION — DATE
CITY OF WYLIE, TEXAS

"APPROVED FOR CONSTRUCTION"

_____ _____
MAYOR, CITY OF WYLIE — DATE

"ACCEPTED"

_____ _____
MAYOR, CITY OF WYLIE — DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF WYLIE, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE WYLIE RANCH EAST COMMERCIAL PARK SECOND REVISION, LOT 8R, BLOCK A SUBDIVISION OR ADDITION TO THE CITY OF WYLIE WAS SUBMITTED TO THE CITY COUNCIL ON THE _____ DAY OF _____ 20___ AND THE COUNCIL, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE THE DEDICATION OF STREETS, ALLEY, PARKS, EASEMENT, PUBLIC PLACES, AND WATER AND SEWER LINES AS SHOWN AND SET FORTH IN AND UPON SAID PLAT AND SAID COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREINABOVE SUBSCRIBED.

WITNESS MY HAND THIS ____ DAY OF _____, A.D., 20___.

_____
CITY SECRETARY
CITY OF WYLIE, TEXAS

KFM ENGINEERING & DESIGN
PROJECT NO. 26KFM0177

OWNER:
SCSD-FINNELL LTD,
14114 DALLAS PKWY, STE, 670
DALLAS, TEXAS
CONTACT: CARY ALBERT
PHONE: (214) 483-6400

SURVEYOR:
KFM ENGINEERING & DESIGN, LLC
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: DANIEL L. JACKSON, RPLS
PHONE: (940) 389-9218
TBPELS #: 10194934

SHEET 1 OF 1