

City of Wallis

Special Meeting/Budget Workshop
Tuesday August 26, 2025
6810 Guyler Bldg. B – 6:00 p.m.

The City Council of the City of Wallis, Texas, reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed below as authorized by Title 5, Chapter 551, of the Texas Government Code. 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.086 (Deliberations about competitive matters), and 551.087 (Deliberation about Economic Development Matters).

Members of the public may submit comments as they relate to City Council agenda items to the City Council in the following ways: 1) Fill out a Public Participation Form and email to City Secretary at cityclerk@wallistexas.org before 4pm the day of the meeting or fill out the Public Participation Form and turn in to City Secretary prior to start of the meeting. Comments will be taken during the Communication from the public item on the agenda.

Zoom Meeting
<https://us02web.zoom.us/j/87620955812>
Meeting ID: 876 2095 5812
Phone: 1-346-248-7799

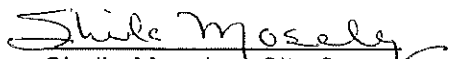
1. Call to order.
2. Invocation and Pledge of Allegiance.
3. Roll Call and Certification of Quorum
4. *Communication from the public (limited to the first eight registrants –limited to three minutes in accordance with the Open Meetings Act, City Council may not discuss or take action on any item that has not been posted on the agenda. Fill out and return Public Participation Form prior to meeting start time. Procedures and the Form are on the website under Agenda's & Minutes tab.*
5. **Presentation by Langford Community Management Services on TWDB Grant Application Process**
6. **Wallis Development Corporation Fiscal Year 2025-2026 Budget & Annual Revitalization Project Plan.**
Discuss and act on approval of Wallis Development Corporation Fiscal Year 2025-2026 Budget and Annual Revitalization Project Plan.
7. **Millbrooke Subdivision**
Discuss and act on city maintaining Millbrooke Subdivision
8. Adjourn Meeting.

BUDGET WORKSHOP

9. Workshop- During a City Workshop, the City Council does not take final action on the agenda items and any consideration of final action will be scheduled at a Regular or Special City Council Meeting.
Review and Discuss FY 2025-2026 Budget & Tax Rate
10. Adjourn Workshop Meeting

CERTIFICATE:

I CERTIFY that the above notice of the City Council Special Meeting/Budget Workshop, August 26, 2025 was posted on the DESIGNATED PUBLIC NOTICE BOARD at City Hall, 6810 Guyler Bldg. B, Wallis, Texas, and on an outside window and a door visible to the public twenty-four (24) hours a day on the 22 day of August, 2025 at 4:00p.m.


Sheila Moseley, City Secretary

CITY OF WALLIS DEVELOPMENT CORPORATION GENERAL FUND
BUDGET YEAR 2025-2026

Wallis Development Corp. Approved 08/19/2025

BUDGET YEAR 2025-2026	2024-2025	10/1/24-06/01/25	Projected 12 month	2025-2026
REVENUES				
Sales Tax	\$ 87,000.00	\$ 56,661.82	\$ 85,000.00	\$ 90,000.00
Interest	\$ 1,200.00	\$ 716.46	\$ 1,145.00	\$ 1,200.00
Land Sales / Rental		\$ -		
Reserves	\$ 289,240.00	\$ 202,933.53	\$ 217,333.00	\$ 217,333.00
Donations				
TOTAL REVENUES	\$ 377,440.00	\$ 260,311.81	\$ 303,478.00	\$ 308,533.00
EXPENDITURES				
COMMITMENTS				
Grant Match Main Street Revitalization [2023-24 \$42,997.48]	\$ 52,500.00	\$ 9,502.52	\$ 9,502.52	
Grant Match 1/2 City Flood Mit Grant	\$ 29,031.00	\$ -	\$ 10,096.00	\$ 18,935.00
DT Business Bldg Demos, Repairs & Legal (City Abatement)	\$ 12,000.00		\$ 11,536.00	\$ 5,000.00
Commerce Street Lighting (City Reimbursement)	\$ 15,100.00	\$ 15,100.00	\$ 15,100.00	\$ 6,100.00
1st Street & Gresham Lot - Land Acquisition	\$ 6,502.77	\$ -	\$ 6,502.77	\$ 6,502.77
TOTAL COMMITMENTS	\$ 115,133.77	\$ 24,602.52	\$ 52,737.29	\$ 36,537.77
ADMINISTRATION				
Supplies	\$ 500.00	\$ -		\$ 500.00
City Financial 2024-25 Audit - EDC portion	\$ 3,500.00	\$ 1,500.00	\$ 1,500.00	\$ 2,500.00
Dues, Publications, Memberships, Continuing Education	\$ 7,300.00	\$ 465.00	\$ 675.00	\$ 1,125.00
Contractual Services / City of Wallis Admin	\$ 1,600.00		\$ 1,600.00	\$ 1,600.00
Video of EDC & City meetings	\$ 1,200.00	\$ 750.00	\$ 1,100.00	\$ 1,200.00
Posting Notices / Printing / Misc Fees	\$ 500.00	\$ 800.00	\$ 1,300.00	\$ 1,200.00
Photos, Maps & Records	\$ 150.00	\$ -		\$ 150.00
Contingency	\$ 2,000.00			\$ 2,000.00
TOTAL ADMINISTRATION	\$ 16,750.00	\$ 3,515.00	\$ 6,175.00	\$ 10,275.00
MAINTENANCE				
Mowing & property upkeep	\$ 6,240.00	\$ 3,510.00	\$ 6,000.00	\$ 7,000.00
Contingency	\$ 1,760.00		\$ 2,175.00	\$ 2,000.00
TOTAL MAINTENANCE	\$ 8,000.00	\$ 3,510.00	\$ 8,175.00	\$ 9,000.00
MARKETING				
Advertising	\$ 2,000.00	\$ 2,150.00	\$ 2,150.00	\$ 2,500.00
EDC Website expansion	\$ 1,000.00	\$ 1,100.00	\$ 1,100.00	\$ 1,000.00
Monthly website posting & maintenance	\$ 900.00	\$ 275.00	\$ 675.00	\$ 1,200.00

Contingency	\$	2,000.00			\$	2,000.00
TOTAL MARKETING	\$	5,900.00	\$	3,525.00	\$	6,700.00
PROFESSIONAL SERVICES						
Attorney	\$	8,000.00	\$	305.50	\$	2,500.00
Consultant	\$	750.00	\$	-	\$	20,000.00
Engineer [Parking & GIS Software]	\$	2,500.00			\$	750.00
Contingency						4,000.00
TOTAL PROFESSIONAL SERVICES	\$	11,250.00	\$	305.50	\$	1,000.00
PROJECTS						
Clean water Analysis	\$	18,300.00	\$	15,000.00	\$	15,000.00
1st Street Parking & Street Improvements	\$	45,000.00	\$	-		20,000.00
8th Street Engineering Study	\$	15,000.00	\$	9,500.00	\$	9,500.00
Other Property Acquisition						75,000.00
Enhancements - Site Furnishings	\$	5,000.00	\$	-		15,000.00
Signage [Welcome & Parking]	\$	4,000.00	\$	-		25,000.00
DT Grant Inflation & Change Orders	\$	20,000.00	\$	20,404.92	\$	20,404.92
Contingency	\$	3,500.00	\$	-		3,000.00
TOTAL PROJECTS	\$	110,800.00	\$	29,904.92	\$	147,500.00
Annual Business Grant Program	\$	105,000.00	\$	5,000.00	\$	70,000.00
TOTAL REVENUE	\$	377,440.00	\$	260,311.81	\$	308,533.00
TOTAL EXPENDITURES	\$	372,833.77	\$	70,362.94	\$	308,262.77
PROFIT OR LOSS	\$	4,606.23	\$	189,948.87	\$	270.23

THE CITY OF WALLIS DEVELOPMENT CORPORATION 2025-2026 ANNUAL REVITALIZATION PROJECT PLAN

The City of Wallis Development Corporation (WDC) each year produces a plan and budget for projects to be performed during the fiscal year to promote, assist and enhance economic development activities in the City of Wallis. The proposed WDC projects for 2025-2026 are intended to continue the revitalization of the commercial buildings of downtown Wallis, along Hwy 36 (Commerce St) between 1st and 8th streets, promote the development of the vacant land; which in turn will bring more jobs and revenues, plus increases quality of life in the community. The listed projects are presented in no particular order of implementation. In order to assist with the costs of these projects, the WDC will be using sales tax monies received, reserves, loans, plus pursue grants and donations.

Blight Elimination and business growth are the WDC's main goals. Working to eliminate blight and promote business growth, the WDC will continue to actively assist building owners to renovate abandoned or non-used buildings, so they can be leased or sold. In addition, the owners of those buildings that are occupied, but need renovation or revitalization are able to apply for assistance from the WDC. The primary way to accomplish this is through the WDC business grant program. The grant amount varies per each application and is based upon at least a 50% match from the building owner.

The addition of more parking, lighting, sidewalks and site amenities will enhance the visitors' experience and promote customers to visit the businesses in the downtown area, plus entice businesses to open stores/restaurants/offices in the downtown area, which in turn will provide more revenue to the city.

To continue the momentum created by the DT Revitalization grant, the WDC will continue to enhance 1st street area, by reconstructing 1st street and the existing parking area, as well as add more parking from Hwy 36 to Gresham. This project will include the following:

Parking: The expansion of Hwy 36 several years ago eliminated the front-in building parking, which in turn minimized available parking for visitors and guests of businesses. To correct this situation improvements and expansions to existing parking areas, specifically along both sides of 1st street and 2nd streets from Hwy 36 (Commerce St.) to Gresham, are being made. Additionally, improvements to the 1-acre area of land at Gresham & 1st St., which was purchased in the 2022-23 year by the WDC for parking, will be surfaced to provide more parking to the downtown area. WDC will continue to investigate the acquisition of additional land in strategic locations for parking.

Sidewalks: To extend and blend the various sections of downtown, quality ADA compliant sidewalks need to be continuous from at least FM 1093 to 8th streets. The WDC will continue to obtain grants to assist in making the downtown area more accessible.

Lighting: Lighting is important for the safety of Wallis' citizens and visitors. As businesses are added and the evening shopping/dining becomes more prevalent, additional lighting will need to be added. The new lighting along Hwy 36 between 1st

street and 2nd street was included in the Downtown Revitalization Grant; however, when 1st street re-construction and additional parking are completed, more lights will be needed, especially in the 1-acre parking lot area.

Street Improvements: While adding more parking along 1st street, the street will be completely re-constructed. The plan is to scrape down to the original base and rebuild it, so 1st street will serve the residents of Wallis, plus the businesses and customers for years to come.

Enhancements: Landscaping, planters, benches, and other site furnishings throughout downtown may be added to offer a welcoming atmosphere for people to enjoy Wallis.

1st Street Parking & Street Improvement Loan: The above future projects that are beyond the existing Downtown Revitalization grant funds; including but not limited to, sidewalks, street improvements, parking, site amenities and lighting, will be undertaken by the WDC to allow for easy access to the businesses and parking areas. However, during the 2024-2025 budget, the City Council approved for the WDC to take out a loan not to exceed \$507,500. This loan is for the complete renovation of 1st street, as well as parking along 1st from Hwy 36 to Gresham. The funds will also be used to enhance parking on the 1-acre lot that the WDC owns at Gresham and 1st street. The loan monies are to be spent consistent with the state statutes, loan requirements and minutes' documents. By statute, City funds are not responsible and cannot be used for repayment of the loan at any time, now or in the future. The WDC is still in the process of obtaining the loan, so this project is being carried into the 2025-2026 budget.

Clean Water Analysis: In 2025, due to Wallis' aging clean water infrastructure (initially constructed of clay pipes in 1957) the WDC, with permission from the City Council, engaged an engineer, on behalf of the City, to determine the complete capabilities of the clean water system in Wallis. This was for the purpose of determining the size & condition of the existing waterlines, plus pressure capabilities within the city limits, while maintaining the State required water pressure to each building. This study has been completed and it determined there are many areas of improvement the City's clean water system needs. The WDC will endeavor to assist the City in the projects needed to improve its aging Clean Water System, as allowed by state statute.