Wylie City Council Regular Meeting Minutes

June 23, 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 6:01 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Councilman Todd Pickens, Councilman Scott Williams, Councilman Sid Hoover, and Mayor *Pro Tem* Gino Mulliqi.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Animal Services Manager Chris Marren; Finance Director Melissa Brown; Marketing and Communications Director Craig Kelly; City Secretary Stephanie Storm; Police Chief Anthony Henderson; Parks and Recreation Director Carmen Powlen; Library Director Ofilia Barrera; Community Services Director Jasen Haskins; Purchasing Manager Chris Rodriguez; Human Resources Director Jennifer Beck; Operations Director James Brown; Public Works Director Tommy Weir; Engineering Project Manager Hector Sanchez; Wylie Economic Development Executive Director Jason Greiner; and various support staff.

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

Councilman Williams led the invocation, and Mayor Porter led the Pledge of Allegiance to the U.S. and Texas Flags.

PRESENTATIONS & RECOGNITIONS

PR1. Presentations for Outgoing Wylie Board and Commission Members.

Mayor Porter and Mayor *Pro Tem* Mulliqi presented gifts of appreciation to outgoing board and commission members, thanking them for their service. Outgoing board and commission members present included Toshia Kimball and Manoj Padhi.

PR2. Oath of Office for Incoming Board and Commission Members.

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

PR3. National Park and Recreation Month.

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

Bethany Sullivan was present to address the Council regarding the Library's reading materials.

Larry Heath, representing Stone Ranch HOA, was present to address the Council with concerns about the Stonehaven House.

Jose Porras, representing neighbors in Country Ridge Estates, was present to address the Council regarding the use of flat sewer rates rather than usage-based sewer rates and stormwater fees.

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 June 9, 2026 Regular City Council Meeting minutes.

B. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for May 31, 2026.

C. Consider, and act upon, a Preliminary Plat of Lot 1, Block A of Wylie I.S.D. CTE & AG Center Addition, establishing one agricultural lot on 37.818 acres, property located at 1301 Hensley Lane.

D. Consider, and place on file, the City of Wylie Monthly Investment Report for May 31, 2026.

E. Consider, and act upon, the contract amendment for PSPO #W2023-83-E for additional waterline design for the Waterline Rehabilitation Project for Briarwood Drive and Hilltop Lane to RJN Group, Inc., in the amount of $161,850.00 and authorizing the City Manager to execute any necessary documents.

F. Consider, and act upon, the approval of Agreement No. W2026-67 for the purchase of Water Meters, Parts, and Related Equipment for a one (1) year term with two (2) one-year renewal options for Utility Billing in the estimated amount of $301,668.26 from Core and Main, LP through an established cooperative purchasing agreement, and authorizing the City Manager to execute any and all necessary documents.

Council Action

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

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 6:40 p.m.

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

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

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

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

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2021-11b, 2022-10d, 2024-8d, 2024-12c, 2025-4a, 2025-9a, 2025-10f, 2026-2l, 2026-4b, 2026-5a, and 2026-6d.

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

Mayor Porter convened the Council into Open Session at 7:03 p.m.

REGULAR AGENDA

1. Hold a Public Hearing, to consider, and act upon, the writing of an ordinance for a change of zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP), to allow for a minor auto repair use on 1.275 acres located at 7940 E. Parker Road (ZC 2026-05).

Staff Comments
Community Services Director Haskins and Jay Singh, the applicant, addressed the Council, presented the Item, and answered questions from the Council.

Public Hearing
Mayor Porter opened the public hearing on Item 1 at 7:14 p.m., asking anyone present wishing to address the Council to come forward.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 7:14 p.m.

Council Action
A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Williams, to approve the Item with the following changes: tear down or renovate to current code standards the old metal building, restrict overnight parking to the rear of the building only, add an eight-foot fence throughout the property, and add beautification of the frontage of the property. A vote was taken, and the motion passed 6-1 with Councilman Pickens voting against.

2. Hold a Public Hearing, to consider, and act upon, the writing of an ordinance for a change of zoning from Neighborhood Services (NS) to Neighborhood Services - Special Use Permit (NS-SUP), to allow for convenience store and motor vehicle fueling station use on 3.53 acres generally located on the northeast corner of Country Club and Park Blvd. (ZC 2026-06).

Staff Comments
Community Services Director Haskins and Mo Keles, the applicant, addressed the Council, presented the Item, and answered questions from the Council.

Public Hearing
Mayor Porter opened the public hearing on Item 2 at 7:30 p.m., asking anyone present wishing to address the Council to come forward.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 7:31 p.m.

Council Action
A motion was made by Councilman Strang, seconded by Councilman Duke, to approve the Item as presented. A vote was taken, and the motion passed 7-0.

3. Hold a Public Hearing, to consider, and act upon, the writing of an Ordinance amending Zoning Ordinance (2023-23), Article 5, Sections 5.1 Land Use Charts, 5.2 Listed Uses, and Article 7 General Development Regulations, as they relate to existing and new listed uses (ZC 2026-04).

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

Public Hearing
Mayor Porter opened the public hearing on Item 3 at 7:40 p.m., asking anyone present wishing to address the Council to come forward.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 7:40 p.m.

Council Action
A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Duke, to approve the Item as presented with the following changes: reduce the required SUP for data center square footage from 25,000 to 5,000 square feet, and add definitions of data and crypto mining. A vote was taken, and the motion passed 7-0.

4. Consider, and act upon, Ordinance No. 2026-25 of the City Of Wylie, Texas, amending Wylie's Code Of Ordinances, Ordinance No. 2021-17, as amended, amending Ordinance No. 2025-04, as amended, Chapter 22 (Building And Building Regulations), Article XX (Sign Regulations); amending regulations governing the erection, maintenance, and operation of signs; defining terms; providing a penalty clause, Savings/Repealing Clause, Severability Clause and an effective date; and providing for the publication of the caption hereof.

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

Council Action
A motion was made by Councilman Duke, seconded by Councilman Strang, to approve the Item as presented. A vote was taken, and the motion passed 7-0.

5. Consider, and act upon, the approval of an increase to the contract contingency in the amount of $951,395.00, representing seven percent (7%) of the contract amount for Contract W2023-99-B, East FM 544 Road Reconstruction Project, to provide funding for future change orders, and authorizing the City Manager to execute any and all necessary documents.

Staff Comments
Public Works Director Weir addressed the Council, presented the Item, and he and City Manager Parker answered questions from the Council.

Council Action
A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Duke, to approve the Item as presented. A vote was taken, and the motion passed 6-1 with Councilman Williams voting against.

6. Consider, and act upon, nominations for a primary and an alternate member to serve on the North Central Texas Council of Governments (NCTCOG) Regional Transportation Council (RTC) of the Dallas/Fort Worth area for the cities of Allen, Rowlett, Sachse, Wylie, Murphy, Lucas, Parker, and Lavon.

<u>Council Comments</u>
Mayor Porter provided at the June 9, 2026, City Council meeting, Council nominated himself as the primary member and Michael Schaeffer, Council member with the City of Allen, as the alternate member to serve on the NCTCOG RTC of the Dallas/Fort Worth area for the cities of Allen, Rowlett, Sachse, Wylie, Murphy, Lucas, Parker, and Lavon. After the recommendations were made, the City of Wylie received new information; therefore, this Item has been added back on the agenda for Council's discussion and consideration. Porter stated that Sachse Mayor Jeff Bickerstaff has expressed interest in serving as the alternate.

<u>Council Action</u>
A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Williams, to nominate Mayor Matthew Porter as the primary member and Sachse Mayor Jeff Bickerstaff as the alternate member to serve on the North Central Texas Council of Governments (NCTCOG) Regional Transportation Council (RTC) of the Dallas/Fort Worth area for the cities of Allen, Rowlett, Sachse, Wylie, Murphy, Lucas, Parker, and Lavon. A vote was taken, and the motion passed 7-0.

WORK SESSION

Mayor Porter convened the Council into Work Session at 8:33 p.m.
Mayor Porter convened the Council into a break at 8:34 p.m.
Mayor Porter reconvened the Council into Work Session at 8:44 p.m.

WS1. Joint Work Session with the Citizens Bond Advisory Committee to discuss the Committee's recommendations.

Committee Chair Herzog addressed Council, stating that the Committee held three meetings and put together a bond package for Council to consider. The Committee elected not to bring the following items forward for recommendation: solar street lights on major roadways; sidewalks along Alanis and Westgate Way; East Fork and Avalon Lake Parks; and general street and alley repairs; and bring forward the following projects: rehab Public Works/Animal Shelter/parking lot/demo; S. Ballard/Sachse Rd.; Downtown improvements; new Fire Station, Fire Administration/EOC, 911 Communications, Training/Fleet Logistics Addition up to $39.5 million; new Public Works building; Founders and Community Park lights, parking, and turf; and a new Animal Shelter building, totaling $110,000,000.00.

Committee members present included: Herzog, C. Smith, Stone, and Schwerin.

The Council thanked the Committee for its service. Mayor Porter invited the Committee members to attend the next meetings as the Council continues to discuss the projects. He asked that the Council come prepared to the next meeting to discuss and requested that staff provide information, including a breakdown of specific projects, prior to that meeting.

The Mayor skipped WS2 and proceeded to WS3 at 9:02 p.m.

WS3. Center for Public Safety Management Overview.

Deputy Chief Corey Parker, representing the Center for Public Safety Management (CPSM), addressed the Council, presenting a presentation including CPSM methodology; Standards of Cover (Key Concepts); Standards of Cover (Key Components) including comprehensive community risk analysis, utilizes national benchmarking, risk categorization/assessment, baseline assessment and GIS analysis, and response time performance; fire and life safety risk; demand analysis; service demand; key findings and evaluation including department overview and effective response force, response times and effective response force (ERF), ISO resource distribution, EMS, and emergency communications; ISO, EMS, and emergency communications recommendations; performance objectives; call processing goals; travel time goals; medic unit hour utilization; goal: strengthen ERF deployment; community risk reduction; ISO-public protection classification; and Emergency Medical Services.

The Mayor went back to WS2 at 9:49 p.m.

WS2. Discuss Potential Public Safety Facilities for Consideration in Upcoming Bond Election.

Fire Chief Blythe addressed the Council and presented two options: remodel Fire Stations 1 and 2 and construct Fire Admin behind Station 2, or a complete redevelopment of Station 2, and answered questions from the Council.

The Council majority directed staff to move forward with plans to explore constructing an administrative expansion at the Public Safety Building and remodeling the building, at a cost of up to $10 million. The Council also supported remodeling Fire Stations 1 and 2, with a combined cost of $15 million.

Mayor Porter convened the Council into a break at 10:52 p.m.
Mayor Porter reconvened the Council into Work Session at 10:59 p.m.

WS4. Discuss the FY 2027 Budget for the General Fund, Utility Fund, and 4B Sales Tax Fund.

City Manager Parker presented an overview of the Fiscal Year 2026-27 General Fund, Utility Fund, and 4B Sales Tax Fund, including proposed revenue assumptions, items included in the proposed base budget, factors to consider, General Fund summary, General Fund new requests, PPFCO requests, Utility Fund summary, Utility Fund new requests, 4B Sales Tax Fund summary, and responded to Council questions.

The Council majority directed for the General Fund holding off on implementing the public safety compensation adjustments, examining our peer cities, move forward with the estimated voter approval rate, implement the step increase for public safety and the merit increase for general government, the proposed insurance increases; however, dig into insurance comparisons in the future, include the two crossing guards, HSIP 78, add $100,000 to general street maintenance if not implemented as a bond, and instead of doing PPFCO's look at the potential use of Fund Balance for outdoor warning sirens, hydraulic rescue tool replacement, SCBA replacement, and a 2027 ambulance leaving roughly $700,000 for other one-time expenses.

The Council's direction for the Utility Fund and the 4B Fund included moving forward with staff recommendations.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 11:56 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 11:56 p.m.

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

ES1. Consider the sale or acquisition of properties located at 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. 551.074. PERSONNEL MATTERS; CLOSED MEETING.
(a) This chapter does not require a governmental body to conduct an open meeting:
(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or
(2) to hear a complaint or charge against an officer or employee.

(b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

ES3. City Manager Quarterly Evaluation.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 1:36 a.m.

READING OF ORDINANCES

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

City Secretary Storm read the caption of Ordinance No. 2026-25 into the official record.

ADJOURNMENT

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Pickens, to adjourn the meeting at 1:37 a.m. A vote was taken, and the motion passed 7-0.

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Matthew Porter, Mayor

ATTEST:

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Stephanie Storm, City Secretary