

Wylie City Council Regular Meeting Minutes

October 28, 2025 – 6:00 PM

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



CALL TO ORDER

Mayor Matthew Porter called the regular meeting to order at 6:00 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Councilman Todd Pickens, Councilman Scott Williams (6:19), Councilman Sid Hoover, and Mayor *Pro Tem* Gino Mulliqi.

Staff present included: City Manager Brent Parker; Assistant City Manager Lety Yanez; Assistant Fire Chief Brian Ritter; Finance Director Melissa Brown; Marketing and Communications Director Craig Kelly; City Secretary Stephanie Storm; Assistant Police Chief Tommy Walters; Community Services Director Jasen Haskins; Parks and Recreation Director Carmen Powlen; Communications Manager Tristian Porter; City Attorney Richard Abernathy; City Attorney Ray Murphy; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

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

PRESENTATIONS & RECOGNITIONS

Rodney Gonsalves and Herb Reckinger shared that The Wall That Heals is on display 24 hours a day at Founders Park from October 29 to November 2, allowing the public to visit and honor those who served and paid the ultimate sacrifice in Vietnam.

PR1. Wylie Fire Rescue Life Save Award for acts by Wylie Fire Rescue on June 18, 2025.

Mayor Porter presented a life-saving award to Dispatchers Barbie Morrow, Karsen Knight, and Sara Zerger; Medic 141 Paramedic Zayne Neeley and EMT Kaleb Hunt; Captain Stephen Ham; Driver/Engineer Brandon Storm; Firefighter Zach Littlefield; Firefighter Tim Turquette; Battalion Chief James Brown; Fire Chief Brandon Blythe; and EMS Manager Heidi Hawkins. The survivor, Mr. Greaves, and his family were present to express their gratitude to the staff members.

Councilman Williams took his seat at the dais at 6:19 p.m.

PR2. Wylie Fire Rescue Life Save Award for acts by Wylie Fire Rescue on August 8, 2025.

Mayor Porter presented a life-saving award to Dispatchers Barbie Morrow, Karsen Knight, and Sara Zerger; Medic 143 Paramedic Sean Costello and EMT Richard Hollien; Captain John Hunt; Driver/Engineer Patrick Hewitt; Firefighter Josh Ludeman; Firefighter Brett Hoppe; Firefighter Johnathan Hawkes; and Battalion Chief Matt Tripp. The survivor's family was present to express their gratitude to the staff members.

PR3. 5 Loaves Ministries.

Mayor Porter proclaimed October 28, 2025, recognizing and celebrating the ten-year anniversary of 5 Loaves Ministries. 5 Loaves Ministries staff and board members were present to accept the proclamation.

PR4. Texas Arbor Day.

Mayor Porter proclaimed November 7, 2025, as Arbor Day in Wylie, Texas. Carmen Powlen, Parks and Recreation Director, was present to accept the proclamation and shared there will be an Arbor Day celebration held on November 7th in the courtyard between the Library and the Recreation from 3 p.m. to 5 p.m. where free saplings will be passed out.

PR5. Shining the Wylie Way Students - Term 1.

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

Mayor Porter convened the Council into a break at 7:07 p.m.

Mayor Porter reconvened the Council into Regular Session at 7:13 p.m.

COMMENTS ON NON-AGENDA ITEMS

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

Suzanne Melton addressed the City Council regarding reading materials at the Library.

Alexis Tapp, representing the Wylie Historical Society, addressed the City Council regarding the Stonehaven House.

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 October 14, 2025 Regular City Council Meeting minutes.**
- B. Consider, and act upon, Ordinance No. 2025-38 setting the time and place for all regular City Council Meetings in the 2026 calendar year.**
- C. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of September 30, 2025.**
- D. Consider, and act upon, the approval of the purchase and installation of two (2) lift station pumps for Wylie Lakes LS and two (2) lift station pumps for Windsor LS in the estimated annual amount of \$73,200.00 through Xylem Water Solutions and authorizing the City Manager to execute any and all necessary documents.**
- E. Consider, and place on file, the City of Wylie Monthly Investment Report for September 30, 2025.**
- F. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for September 30, 2025.**

- G. Consider, and act upon, Ordinance No. 2025-39 amending Ordinance No. 2025-32, which established the fiscal year 2025-2026 budget, providing for repealing, savings, and severability clauses, and the effective date of this ordinance.**

Council Action

A motion was made by Councilman Strang, seconded by Councilman Duke, 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 7:26 p.m.

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

If 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. Receive legal advice from the City Attorney regarding contract with Binkley Barfield.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 8:06 p.m.

REGULAR AGENDA

- 1. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change of zoning from Agricultural District (AG/30) to Planned Development (PD), amending PD 2020-54, to allow for single-family residential development on 4.04 acres, located at 2601 and 2701 Sachse Road (ZC 2025-12).**

Staff Comments

Community Services Director Haskins addressed the Council, providing a brief update on the Item, and answered questions from the Council.

Ron Haynes, owner and developer of Dominion of Pleasant Valley, presented a brief presentation.

Public Hearing

Mayor Porter opened the public hearing on Item 1 at 8:11 p.m.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 8:11 p.m.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Strang, to approve Item 1 as presented. A vote was taken, and the motion passed 7-0.

- 2. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Single Family - 10 District (SF-10/24) to Planned Development - Townhouse District (PD-TH) on 0.25**

acres to allow for single-family attached development. Property located at 603 E. Marble (ZC 2025-07).

Staff Comments

Community Services Director Haskins addressed the Council, providing a brief update on the Item, and answered questions from the Council.

Mayor *Pro Tem* Mulliqi announced he felt he had a Conflict of Interest and was stepping out during the discussion and action. Mayor *Pro Tem* Mulliqi left his seat at the dais at 8:15 p.m.

Jesus Cruz, applicant, answered questions from the Council.

Public Hearing

Mayor Porter opened the public hearing on Item 2 at 8:19 p.m.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 8:20 p.m.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Williams, to approve Item 2 as presented with the amendment of changing the rear setback from 25 feet to 15 feet to add 10 feet to the front setback. A vote was taken, and the motion passed 6-0 with Mayor *Pro Tem* Mulliqi abstaining with a Conflict of Interest on file with the City Secretary.

Mayor *Pro Tem* Mulliqi took his seat at the dais at 8:27 p.m.

- 3. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Agricultural (AG/30) to Planned Development - Commercial Corridor (PD-CC) on 8.5 acres generally located at 2710 and 2722 W. FM 544 (ZC 2025-10).**

Staff Comments

Community Services Director Haskins addressed the Council, providing a brief update on the Item, and answered questions from the Council.

Charlie Bernet, representing TexStone Capital, answered questions from the Council.

Public Hearing

Mayor Porter opened the public hearing on Item 3 at 8:32 p.m.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 8:32 p.m.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Strang, to approve Item 3 as presented with the following amendments: removing motor vehicle fueling station, dry cleaning, auto repair minor, and limiting drive-throughs to three in the Planned Development Regulations Permitted Uses. A vote was taken, and the motion passed 7-0.

- 4. Consider, and act upon, Resolution No. 2025-24(R) of the City Council of the City of Wylie, Texas, approving the reimbursement of expenditures with proceeds of future debt.**

Staff Comments

Finance Director Brown addressed the Council, providing a brief explanation of this item and answering questions from the Council.

Council Action

A motion was made by Councilman Williams, seconded by Councilman Strang, to approve Item 4 as presented. A vote was taken, and the motion passed 7-0.

- 5. Consider, and act upon, the approval of the purchase of Motorola APX 6000 Portable Radios, APX 6500 Mobile Radios, and AXS Dispatch Consoles in the estimated amount of \$920,018.00 through a cooperative purchasing contract with Texas DIR-CPO-5433 and authorizing the City Manager to execute any and all necessary documents.**

Staff Comments

Communications Manager Porter addressed the Council, providing a brief explanation of this item and answering questions from the Council.

Council Action

A motion was made by Councilman Pickens, seconded by Councilman Strang, to approve Item 5 as presented. A vote was taken, and the motion passed 7-0.

- 6. Consider, and act upon, Resolution No. 2025-25(R) casting a vote for two candidates to the Board of Directors of the Rockwall Central Appraisal District for a four-year term beginning January 1, 2026.**

Council Action

A motion was made by Councilman Strang, seconded by Councilman Williams, to approve Resolution No. 2025-25(R) casting two votes each for Richard Koepke and Sedric Thomas as candidates to the Board of Directors of the Rockwall Central Appraisal District for a four-year term beginning January 1, 2026. A vote was taken, and the motion passed 7-0.

WORK SESSION

Mayor Porter convened the Council into Work Sessions at 8:57 p.m.

WS1. Discuss development options on property located at 801 South State Highway 78.

Community Services Director Haskins addressed the Council, providing a brief update on the Item, and answered questions from the Council.

Steven Fischler, Chief Investment Officer and Co-Owner of RMWC, presented a brief presentation and answered questions from the Council.

Council feedback included a desire to see fewer or no apartments or townhomes on the property, as well as concerns about density and traffic. Additionally, they suggested a more mixed-use development, possibly including a hospitality-type structure, and increasing the amount of retail/commercial space on the property.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 9:24 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 9:24 p.m.

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. City Manager's annual evaluation.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter reconvened the Council into Open Session at 11:51 p.m.

READING OF ORDINANCES

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

City Secretary Storm read the captions of Ordinance Nos. 2025-38 and 2025-39 into the official record.

ADJOURNMENT

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Strang, to adjourn the meeting at 11:52 p.m. A vote was taken, and the motion passed 7-0.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary