

# Wylie City Council Regular Meeting Minutes

January 14, 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 6:04 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang (7:10), Mayor *pro tem* Jeff Forrester, Councilman Scott Williams, Councilman Sid Hoover, and Councilman Gino Mulliqi.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; City Attorney Ryan Pittman; Fire Chief Brandon Blythe; Digital Media Specialist Kristina Kelly; City Secretary Stephanie Storm; Assistant Police Chief Tommy Walters; Parks and Recreation Director Carmen Powlen; Community Services Director Jasen Haskins; Finance Director Melissa Brown; Public Works Director Tommy Weir; and various support staff.

## INVOCATION & PLEDGE OF ALLEGIANCE

Mayor *pro tem* Forrester led the invocation and Councilman Williams led the Pledge of Allegiance.

## PRESENTATIONS & RECOGNITIONS

### PR1. Wylie Way Students (K-12).

Mayor Porter, WISD Board President Dr. Jacob Day, and WISD Superintendent Dr. David Vinson presented medallions to students demonstrating “Shining the Wylie Way.” Every nine weeks one student from each WISD campus is chosen as the “Wylie Way Student.”

### PR2. Recognition of Hindus of DFW.

Mayor Porter recognized the Hindus of DFW.

Mayor Porter recessed the Council into a break at 6:41 p.m.

Mayor Porter reconvened the Council into Regular Session at 6:46 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.*

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 December 10, 2024 Regular City Council Meeting minutes.
- B. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of November 30, 2024.
- C. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for November 30, 2024.
- D. Consider, and place on file, the City of Wylie Monthly Investment Report for November 30, 2024.
- E. Consider, and act upon, Ordinance No. 2025-01 amending Ordinance No. 2024-25, which established the fiscal year 2024-2025 budget, providing for repealing, savings, and severability clauses, and the effective date of this ordinance.
- F. Consider, and act upon, Ordinance No. 2025-02 amending Ordinance No. 2024-25, which established the fiscal year 2024-2025 budget, providing for repealing, savings, and severability clauses, and the effective date of this ordinance.
- G. Consider, and act upon, the approval of a request to construct a new residential structure in accordance with Ordinance No. 2022-34. Property located at 100 S. Cottonbelt St. within the Downtown Historic District.
- H. Consider, and act upon, the approval of the renewal purchase of Annual Maintenance and Software Upgrade for Public Safety Radios and Network Recording Software from Motorola Solutions, Inc. through a cooperative purchasing agreement with the Texas Department of Information Resources, and authorizing the City Manager to execute any necessary documents.
- I. Consider, and act upon, the approval of an agreement with AT&T Enterprises, LLC for ESInet and NG911 Core Services Implementation for Public Safety Communications, and authorizing the City Manager to execute any necessary documents.

**Council Action**

A motion was made by Councilman Williams, seconded by Councilman Duke, to approve the Consent Agenda Item as presented. A vote was taken and the motion passed 6-0 with Councilman Strang absent.

**WORK SESSION**

Mayor Porter convened the Council into Work Sessions at 6:48 p.m.

**WS1. Discuss potential changes to the City Charter for a future Charter Amendment Election.**

City Secretary Storm and City Attorney Pittman answered questions from the Council.

Councilman Strang took his seat at the dais at 7:10 p.m.

Council direction was to move forward bringing back verbiage for Council consideration at the February 11th meeting for the top items that staff has identified listed in the order they exist in the Charter, and to provide voters with a document showing strikethroughs and changes at the polling locations and posted on the City website.

**RECONVENE INTO REGULAR SESSION**

Mayor Porter reconvened the Council into Regular Session at 7:38 p.m.

## EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 7:38 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. Public Spaces Regulations.**

## RECONVENE INTO OPEN SESSION

*Take any action as a result from Executive Session.*

Mayor Porter reconvened the Council into Open Session at 8:15 p.m.

## REGULAR AGENDA

- 1. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Neighborhood Services (NS) to Neighborhood Services - Special Use Permit (NS-SUP) on 1.38 acres to allow for a motor vehicle fueling station with convenience store use. Property located at 1501 S. Ballard Avenue (ZC 2024-09).**

### **Staff Comments**

Community Services Director Haskins addressed the Council stating this applicant is requesting to withdraw this item for consideration. Haskins answered questions from the Council.

### **Public Hearing**

Mayor Porter opened the public hearing on Item 1 at 8:17 p.m. asking anyone present wishing to address Council to come forward.

Eric Hulen, Justin Floyd, and Lori Brown were present wishing to address the Council with concerns regarding this use at this location.

Mayor Porter closed the public hearing at 8:21 p.m.

### **Council Action**

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Mulliqi, to deny Item 1 as presented. A vote was taken and the motion passed 7-0.

- 2. Hold a Public Hearing, consider, and act upon, Ordinance No. 2025-03 amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Appendix B (Zoning), Article 6 (Special Purpose and Overlay Districts), Section 6.3 (Downtown Historic District (DTH)), to amend certain regulations relating to the Downtown Historic District.**

### **Public Hearing**

Mayor Porter opened the public hearing on Item 2 at 8:27 p.m. asking anyone present wishing to address Council to come forward.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 8:28 p.m.

**Council Action**

A motion was made by Councilman Duke, seconded by Councilman Mulliqi, to approve Item 2 as presented. A vote was taken and the motion passed 7-0.

- 3. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for an amendment to Planned Development 2001-28 to allow for a telecommunication use on 0.055 acres. Property located at 1401 Country Club Road (ZC 2024-10).**

**Public Hearing**

Mayor Porter opened the public hearing on Item 3 at 8:31 p.m. asking anyone present wishing to address Council to come forward.

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 Councilman Duke, seconded by Councilman Williams, to approve Item 3 as presented. A vote was taken and the motion passed 7-0.

- 4. Consider, and act upon, Ordinance No. 2025-04 of the City of Wylie, Texas, repealing Ordinance Nos. 2014-44 and 2017-18, and amending Wylie’s Code of Ordinances, Ordinance No. 2021-17, as amended, Chapter 22 (Building and Building Regulations), Article XX (Sign Regulations); establishing new 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.**

**Council Action**

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

- 5. Consider, and act upon, Ordinance No. 2025-05 to dis-annex approximately 55,125 s.f. (1.26539 acres) of land, situated in the D.M. Farmer Survey Abstract No. 303, Collin County, Texas. More specifically described as Brockdale Park Boat Ramp.**

**Council Action**

A motion was made by Mayor *pro tem* Forrester, 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, Ordinance No. 2025-06 approving the terms and conditions of a boundary adjustment agreement between the City of Wylie and the City of Lavon; authorizing the Mayor to execute the boundary adjustment agreement on behalf of the City of Wylie; clarifying that the property as described in the boundary adjustment agreement released from Wylie's extraterritorial jurisdiction and incorporated into Lavon's extraterritorial jurisdiction; providing a repealing/savings clause, severability clause, and an effective date.**

**Council Action**

A motion was made by Councilman Strang, seconded by Councilman Williams, to approve Item 6 as presented. A vote was taken and the motion passed 7-0.

- 7. Consider, and act upon, Resolution No. 2025-01(R) establishing a public newspaper of general circulation to be the “Official Newspaper” for the City of Wylie.**

### **Council Action**

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang, to approve Resolution No. 2025-01(R) establishing the Wylie News as the “Official Newspaper” of the City of Wylie. A vote was taken and the motion passed 7-0.

### **EXECUTIVE SESSION**

Mayor Porter convened the Council into Executive Session at 8:43 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 Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Brown, and State Hwy 78/Skyview.**

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

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

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

**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: 2021-4b, 2021-6c, 2022-1b, 2022-1c, 2023-1c, 2023-2d, 2023-11a, 2023-11b, 2024-2d, 2024-4e, 2024-5a, 2024-5f, 2024-7a, 2024-7b, 2024-7e, 2024-8a, 2024-8b, 2024-8c, 2024-8d, 2024-9b, 2024-9c, 2024-9d, 2024-9e, 2024-9f, 2024-10a, 2024-10b, 2024-10c, 2024-11a, 2024-11b, 2024-11c, 2024-11d, 2024-11e, 2024-12a, 2024-12b, 2024-12c, 2025-1a, 2025-1b, and 2025-1c.**

### **RECONVENE INTO OPEN SESSION**

*Take any action as a result from Executive Session.*

Mayor Porter reconvened the Council into Open Session at 9:35 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. 2025-01, 2025-02, 2025-03, 2025-04, 2025-05, and 2025-06 into the official record.

### **ADJOURNMENT**

A motion was made by Councilman Strang, seconded by Councilman Duke, to adjourn the meeting at 9:38 p.m. A vote was taken and the motion passed 7-0.

---

**Matthew Porter, Mayor**

**ATTEST:**

---

**Stephanie Storm, City Secretary**