

Wylie City Council Regular Meeting Minutes

August 26, 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 Todd Pickens, Councilman Scott Williams, and Mayor *Pro Tem* Gino Mulliqi. Councilman Dave Strang and Councilman Sid Hoover were absent.

Staff present included: City Manager Brent Parker; Deputy 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; Police Lieutenant Mark Johnson; Parks and Recreation Director Carmen Powlen; Operations Director James Brown; Public Works Director Tommy Weir; Library Director Ofilia Barrera; Community Services Director Jasen Haskins; Human Resources Director Jennifer Beck; Wylie Economic Development Corporation Executive Director Jason Greiner; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Councilman Williams led the Invocation, and Councilman Pickens led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

PR1. National Payroll Week.

Mayor Porter presented a proclamation proclaiming September 1-5, 2025 as Payroll Week in Wylie, Texas. Members of the Human Resources Department and Dallas Chapter Payroll Association were present to receive 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, wishing to address the City Council regarding reading materials at the Library.

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 August 12, 2025 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 July 31, 2025.**

- C. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for July 31, 2025.
- D. Consider, and place on file, the City of Wylie Monthly Investment Report for July 31, 2025.
- E. Consider, and act upon, Resolution No. 2025-16(R) of the City Council of Wylie, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2025 Rate Review Mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC'S reasonable ratemaking expenses; determining that this resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this resolution to the company and the ACSC's Legal Counsel.
- F. Consider, and act upon, Resolution No. 2025-17(R) of the City Council of the City of Wylie, Texas, approving the Rockwall Central Appraisal District's proposed building addition to the property located at 841 Justin Road, Rockwall, TX.
- G. Consider, and act upon, purchase of five Computer-Aided Dispatch (CAD) Licenses from Integrated Computer Services in the estimated annual amount of \$116,011.25 and authorizing the City Manager to execute any necessary documents.
- H. Consider, and act upon, the approval of the agreement for roof replacements in the estimated amount of \$72,765 from D&G Roofing through a cooperative purchasing contract with Choice Partners and authorizing the City Manager to execute any necessary documents.
- I. Consider, and act upon, the approval of a contract with Stripe-A-Zone to restripe Country Club Road in the estimated amount of \$158,152.28 through an Interlocal Agreement with Grand Prairie and authorizing the City Manager to execute any and all necessary documents.
- J. Consider, and act upon, approval of the Cure Sanfilippo Foundation to hold the 4th Annual Do it for Declan 5K and Fun Run event at Founders Park on December 13, 2025.
- K. Consider, and act upon, approval of the Circle Ten, Pack 304 group to host the Back to Scouting Bash fundraiser event on September 27, 2025, at the Olde City Park.
- L. Consider, and act upon, approval of the Hope Bridge Pregnancy Resource Center to host the Walk for Life 5k/Walk fundraiser event on January 24, 2026, at Founders Park.
- M. Consider, and act upon, the employment agreement between the City of Wylie, Texas and Brent Parker, and authorize the Mayor to execute the agreement.

Council Action

A motion was made by Councilman Duke, seconded by Councilman Pickens, to approve the Consent Agenda as presented. A vote was taken and the motion passed 5-0 with Councilmen Strang and Hoover absent.

REGULAR AGENDA

- 1. **Tabled from 07-08-2025**
Remove from table and consider

Council Action

A motion was made by Councilman Williams, seconded by Councilman Duke, to remove Item 1 from the table and consider it. A vote was taken and the motion passed 5-0 with Councilmen Strang and Hoover absent.

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Neighborhood Services (NS) to Community Retail – Special Use Permit (CR-SUP) on 1.056 acres to allow for a motor fueling station with a convenience store and drive-thru restaurant use. Property located at 1400 Country Club Road (ZC 2025-06).

Staff Comments

Community Services Director Haskins addressed the Council stating the applicant requested this item be retabled, and answered questions from Council.

Public Hearing

Mayor Porter opened the public hearing on Item 1 at 6:14 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 6:15 p.m.

Council Action

A motion was made by Councilman Pickens, seconded by Councilman Williams, to table Item 1 at the request of the applicant. A vote was taken and the motion passed 4-1 with Mayor *Pro Tem* Mulliqi voting against, and Councilmen Strang and Hoover absent.

2. **Consider, and act upon, authorizing the City Manager to sign a Development Agreement, pending Annexation, between the City of Wylie, Perry W. Kinnard and Lynda A. Kinnard ("Tract 3 Owners"), Michael T. Fasang ("Tract 4 Owner") and Wylie DVP Limited Partnership ("Developer"), for the continued development of a single family planned development generally located south of Sachse Road and Pleasant Valley Road.**

Applicant Comments

Claudio Segovia, representing Johnson Volk Consulting, addressed the Council, giving a brief presentation on the Proposed Annexation of the Dominion of Pleasant Valley and answering questions from the Council.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Pickens, to approve Item 2 as presented. A vote was taken and the motion passed 5-0 with Councilmen Strang and Hoover absent.

3. **Consider, and act upon, authorizing the City Manager to sign an Annexation Services Agreement, pending Annexation, between the City of Wylie and Wylie DVP Limited Partnership ("Developer"), for the continued development of a single family planned development generally located south of Sachse Road and Pleasant Valley Road.**

Staff Comments

Community Services Director Haskins answered questions from Council.

Council Action

A motion was made by Councilman Duke, seconded by Mayor *Pro Tem* Mulliqi, to approve Item 3 as presented. A vote was taken and the motion passed 5-0 with Councilmen Strang and Hoover absent.

4. **Hold a Public Hearing, consider, and act upon, Ordinance No. 2025-31 authorizing the annexation of 4.024 acres of land out of the Guadalupe De Los Santos Survey, Abstract No. 1384, situated in Dallas County, which is contiguous and adjacent to the City of Wylie, in Dallas County, Texas.**

Staff Comments

Community Services Director Haskins answered questions from Council.

Public Hearing

Mayor Porter opened the public hearing on Item 4 at 6:32 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 6:32 p.m.

Council Action

A motion was made by Councilman Pickens, seconded by Mayor *Pro Tem* Mulliqi, to approve Item 4 as presented. A vote was taken and the motion passed 5-0 with Councilmen Strang and Hoover absent.

5. **Hold a Public Hearing, consider and act upon, Ordinance No. 2025-32 adopting a budget for all City funds, including the Wylie Economic Development Corporation (4A) and the Wylie Parks and Recreation Facilities Development Corporation (4B) and appropriating resources for Fiscal Year 2025-26 beginning October 1, 2025 and ending September 30, 2026.**

Public Hearing

Mayor Porter opened the public hearing on Item 5 at 6:35 p.m., asking anyone present wishing to address Council to come forward.

Laura Gates addressed the Council speaking in opposition to the tax rate.

Aleksandra Rolfson addressed the Council, asking what the City will use the tax increase funds for, and will it be used in conjunction with the stormwater utility fee to help with drainage along FM 1378 near the Riverchase neighborhood.

There was a discussion amongst City Council members regarding the budget.

Mayor Porter closed the public hearing at 6:42 p.m.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Williams, to approve Item 5 as presented. A vote was taken and the motion passed 5-0 with Mayor Porter, Councilman Duke, Councilman Pickens, Councilman Williams, and Mayor *Pro Tem* Mulliqi voting for and Councilmen Strang and Hoover absent.

6. **Consider, and act upon, approving the property tax revenue increase reflected in the budget.**

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Duke, to approve Item 6 as presented. A vote was taken and the motion passed 5-0 with Councilmen Strang and Hoover absent.

7. **Hold a Public Hearing on the proposed tax rate of \$0.543438 per \$100 assessed valuation for fiscal year 2025-2026 and provide all interested persons an opportunity to be heard, either for or against the tax rate.**

Public Hearing

Mayor Porter opened the public hearing on Item 7 at 7:12 p.m. asking anyone present wishing to address Council to come forward.

Whitney McDougall was present wishing to address the Council speaking against a tax rate increase and asking questions regarding specific budget items.

There was discussion amongst City Council members regarding the tax rate.

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

Council Action

No action required.

- 8. Consider, and act upon, Ordinance No. 2025-33 fixing the ad valorem tax rate/levy for the Tax Year 2025 and Budget Year 2025-2026 at \$0.543438 per \$100 assessed valuation.**

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Duke, to move that the property tax rate be increased by the adoption of a tax rate of \$0.543438, which is effectively a 4.22 percent increase in the tax rate. A vote was taken and the motion passed 5-0 with Mayor Porter, Councilman Duke, Councilman Pickens, Councilman Williams, and Mayor *Pro Tem* Mulliqi voting for and Councilmen Strang and Hoover absent.

- 9. Consider, and act upon, Resolution No. 2025-18(R) approving a Resolution of the Wylie Economic Development Corporation to obtain a loan in the principal amount of \$6,800,500.**

Staff Comments

Wylie Economic Development Corporation Executive Director Greiner presented the Item and answered questions from the Council.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Pickens, to approve Item 9 as presented. A vote was taken and the motion passed 5-0 with Councilmen Strang and Hoover absent.

RECESS CITY COUNCIL

Mayor Porter recessed the Council at 7:39 p.m.

CALL TO ORDER THE WYLIE PARKS & RECREATION FACILITIES DEVELOPMENT CORPORATION (4B)

Board Chair Porter called to order the Parks and Recreation 4B meeting at 7:44 p.m. The following Board Members were present: Board Member Matthew Porter, Board Member David R. Duke, Board Member Scott Williams, Board Member Tarah Harrison, Board Member Whitney McDougall, and Board Member Auston Foster. Board Member Sid Hoover was absent.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address the Board 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. Board requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, the Board is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

There were no persons present wishing to address the Parks and Recreation Facilities Development Corporation (4B) Board.

REGULAR AGENDA

- 1. Consider, and act upon, approval of August 27, 2024 Regular Wylie Parks and Recreation Facilities Development Corporation (4B) meeting minutes.**

Board Action

A motion was made by Board Member Duke, seconded by Board Member McDougall, to approve Item 1 as presented. A vote was taken and the motion passed 6-0 with Board Member Hoover absent.

- 2. Consider, and act upon, approval of the FY 2025-2026 4B Budget and authorize expenditures for the FY 2025-2026 Community Services Facilities Capital Improvement Plan.**

Board Action

A motion was made by Board Member Harrison, seconded by Board Member Foster, to approve Item 2 as presented. A vote was taken and the motion passed 5-1 with Board Member McDougall voting against and Board Member Hoover absent.

ADJOURNMENT 4B BOARD

Board Action

A motion was made by Board Member McDougall, seconded by Board Member Harrison, to adjourn the Parks and Recreation 4B Board meeting at 7:52 p.m. A vote was taken and the motion passed 6-0 with Board Member Hoover absent.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 8:00 p.m.

WORK SESSION

Mayor Porter convened the Council into a Work Session at 8:00 p.m.

WS1. Discuss Board and Commission Member Eligibility Requirements.

City Secretary Storm addressed the Council to discuss Board and Commission Member eligibility requirements, including voter registration status, residency within City limits, minimum length of residency, employees of the City, and marital status relationship to a City employee.

Council provided direction to staff for Board and Commission member eligibility requirements including requiring all applicants to be a registered voter; all applicants to be a resident of the City except to fill specific requirements on the Animal Shelter Advisory Board, Construction Code Board, and Historic Review Commission; require a minimum length of City residency of 12 months; not an employee of the City except to fill a specific requirement on the Animal Shelter Advisory Board; and not a spouse of a City employee.

RECONVENE INTO REGULAR SESSION

Mayor Porter convened the Council into Regular Session at 8:30 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 8:30 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 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).

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

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 10:03 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. 2025-31, 2025-32, and 2025-33 into the official record.

ADJOURNMENT

A motion was made by Councilman Duke, seconded by Councilman Williams, to adjourn the meeting at 10:05 p.m. A vote was taken and the motion passed 5-0 with Councilmen Strang and Hoover absent.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary