Wylie City Council Regular Meeting Minutes

September 08, 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 6:04 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Councilman Todd Pickens, Councilman Sid Hoover, and Mayor *Pro Tem* Gino Mulliqi. Councilman Scott Williams was absent.

Staff present included: Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Finance Director Melissa Brown; Marketing and Communications Director Craig Kelly; City Secretary Stephanie Storm; Assistant Police Chief Tommy Walters; Parks and Recreation Director Carmen Powlen; Library Director Ofilia Barrera; Community Services Director Jasen Haskins; Wylie Economic Development Corporation Executive Director Jason Greiner; Deputy City Secretary Mary Bradley; and various support staff.

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

Mayor Matthew Porter led the Invocation, and Eagle Scout Grant Fentress led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

PR1. National Payroll Week.

Mayor Porter presented a proclamation proclaiming September 7-11, 2026 as Payroll Week in Wylie, Texas. Assistant City Manager Yanez and Jessica Beard, representing the Dallas Chapter of the Payroll Association, were present to receive the proclamation.

PR2. Eagle Scout Connor Gibbs.

Mayor Porter presented a proclamation recognizing Connor Gibbs for earning the Eagle Scout Award. Gibbs was present to accept the proclamation and gave a brief description of his Eagle Scout project.

PR3. Eagle Scout Grant Fentress.

Mayor Porter presented a proclamation recognizing Grant Fentress for earning the Eagle Scout Award. Fentress was present to accept the proclamation and gave a brief description of his Eagle Scout project.

PR4. Eagle Scout John Morgan Charnecki.

Mayor Porter presented a proclamation recognizing John Morgan Charnecki for earning the Eagle Scout Award. Charnecki was present to accept the proclamation and gave a brief description of his Eagle Scout project.

PR5. Eagle Scout Max Delgado.

Mayor Porter presented a proclamation recognizing Max Delgado for earning the Eagle Scout Award. Delgado was present to accept the proclamation and gave a brief description of his Eagle Scout project.

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.

Richard Miller addressed the Council regarding two concerns regarding the Senior Recreation Center.

James Suttles addressed the Council with comments in favor of not renewing the Flock camera agreement.

Christine Walk addressed the Council with concerns about the traffic on Jackson and Brown, and requested Council consider a homestead, senior citizen, and/or disabled exemption to help with taxes.

Aleksandra Rolfson addressed the Council with concerns about sidewalks within the Riverchase neighborhood.

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 August 25, 2026 Regular City Council Meeting minutes.

B. Consider, and act upon, Resolution No. 2026-16(R) authorizing the City Manager to execute a Joint Election Services Contract between the City of Wylie and the Dallas County Elections Administrator to be administered by the Dallas County Elections Administrator for the November 3, 2026 Wylie Special Election.

C. Consider, and act upon, Resolution No. 2026-17(R) authorizing the City Manager to execute a Joint Election Services Contract between the City of Wylie and the Rockwall County Elections Administrator to be administered by the Rockwall County Elections Administrator for the November 3, 2026 Wylie Special Election.

D. Consider, and act upon, Ordinance No. 2026-38 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.

E. Consider, and act upon, Ordinance No. 2026-39 amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Appendix A (Comprehensive Fee Schedule), Section II (Garbage, Trash and Brush Fees).

F. Consider, and act upon, the approval of Wylie Agreement #W2026-77 for the purchase of one (1) Rosenbauer Commander 109’ Viper Aerial Apparatus (Quint) from 287 Fire LLC (d/b/a DACO) in a base contract amount of $2,431,119.00, establishing a total project budget of $2,500,000.00 inclusive of project contingency for potential change orders. This agreement will be through a cooperative purchasing contract with Houston Galveston Area Council (HGAC), and authorizing the City Manager to execute any necessary documents.

G. Consider, and act upon, the approval of Purchase Agreement No. W2026-73 for Traffic Control and Signal Equipment for the Public Works Department from Consolidated Traffic Control through a Cooperative Purchasing Agreement with the Houston-Galveston Area Council (H-GAC) in an estimated amount of $1,428,393.00, and authorizing the City Manager to sign any and all documents.

H. Consider, and act upon, the approval of Purchase Agreement No. W2026-72 for School Zone Signal Equipment for the Public Works Department from Paradigm Traffic Systems, Inc. through a Cooperative Purchasing Agreement with BuyBoard in an estimated amount of $478,500.00, and authorizing the City Manager to sign any and all documents.

I. Consider, and act upon, a request regarding the renovation of an existing residential structure for a conversion to office suites. Property located in the Downtown Historic District at 514 N. Ballard Avenue.

J. Consider, and act upon, a request regarding the enclosure and covering of an existing outdoor patio area for outside seating for a restaurant located in the Downtown Historic District. Property located at 302 N. Ballard Avenue.

Staff requested that Item B be pulled from the Consent Agenda and considered individually.

Council Action
A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Duke, to approve Consent Agenda Items A, C, D, E, F, G, H, I, and J as presented. A vote was taken, and the motion passed 6-0, with Councilman Williams absent.

REGULAR AGENDA

B. Consider, and act upon, Resolution No. 2026-16(R) authorizing the City Manager to execute a Joint Election Services Contract between the City of Wylie and the Dallas County Elections Administrator to be administered by the Dallas County Elections Administrator for the November 3, 2026 Wylie Special Election.

Staff Comments
Deputy City Secretary Bradley addressed the Council, stating that Mesquite Independent School District has been added to the November 3, 2026 election and the contract has been revised to reflect this addition.

Council Action
A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Pickens, to approve Item B as presented with the amended attachments. A vote was taken, and the motion passed 6-0, with Councilman Williams absent.

1. Hold a Public Hearing, consider, and act upon, Ordinance No. 2026-40 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 2026-27 beginning October 1, 2026 and ending September 30, 2027.

Public Hearing
Mayor Porter opened the public hearing on Item 1 at 6:46 p.m. and asked anyone present who wished to address Council to come forward.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 6:47 p.m.
There was a discussion amongst City Council members regarding future budget goals.

Council Action
A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Hoover, to approve Item 1 as presented. A vote was taken, and the motion passed 6-0, with Mayor Porter, Councilman Duke, Councilman Strang,

Councilman Pickens, Councilman Hoover, and Mayor *Pro Tem* Mulliqi voting for, and Councilman Williams absent.

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

Mayor Porter provided additional information regarding the property tax rate increase.

Council Action
A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Hoover, to approve Item 2 as presented. A vote was taken, and the motion passed 6-0, with Councilman Williams absent.

3. Hold a Public Hearing on the proposed tax rate of $0.596554 per $100 assessed valuation for fiscal year 2026-2027 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 3 at 7:00 p.m. and asked anyone present who wished to address Council to come forward.

Christine Walk addressed the Council, speaking in opposition to the tax rate increase

Aleksandra Rolfson addressed the Council, questioning city spending and neighborhood park maintenance costs, and expressed concerns about tax impacts.

City Secretary Storm stated that two comment forms from individuals unable to attend the meeting in person were shared with Council before the meeting.

Mayor Porter closed the public hearing at 7:08 p.m.

Council Action
No action required.

4. Consider, and act upon, Ordinance No. 2026-41 fixing the ad valorem tax rate/levy for the Tax Year 2026 and Budget Year 2026-2027 at $0.596554 per $100 assessed valuation.

Council Action
A motion was made by Councilman Strang, seconded by Councilman Duke, to move that the property tax rate be increased by the adoption of a tax rate of 0.596554, which is effectively a 7.44 percent increase in the tax rate. A vote was taken, and the motion passed 6-0, with Mayor Porter, Councilman Duke, Councilman Strang, Councilman Pickens, Councilman Hoover, and Mayor *Pro Tem* Mulliqi voting for, and Councilman Williams absent.

5. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Agricultural and Commercial Corridor (AG and CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 25.484 acres to allow for a wholesale retail development with minor automobile repair for tire and battery services with a motor vehicle fueling station use on Lot 1, Block A of WEDC Retail and Commercial Corridor development on Lot 2, Block A of WEDC Retail. Property generally located at 2002 W. FM 544 (ZC 2026-10).

Staff Comments
Community Services Director Haskins presented this item and answered questions from Council.

Public Hearing
Mayor Porter opened the public hearing on Item 5 at 7:18 p.m. and asked anyone present who wished to address Council to come forward.

James Suttles, Bob Ollry, and Jacki Tobar all addressed the Council in favor of the Item.

Andres Pena Jr. addressed the Council speaking in opposition of the Item.

City Secretary Storm stated that one comment form from an individual unable to attend the meeting in person was shared with Council before the meeting.

Mayor Porter closed the public hearing at 7:32 p.m.

Council Action
A motion was made by Councilman Strang, seconded by Councilman Duke, to approve Item 5 as presented. A vote was taken, and the motion passed 6-0, with Councilman Williams absent.

RECESS CITY COUNCIL

Mayor Porter recessed the Council at 7:41 p.m.

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

Board Chair Porter called to order the Parks and Recreation Facilities Development Corporation (4B) meeting at 7:49 p.m. The following Board Members were present: Board Member Matthew Porter, Board Member David R. Duke, Board Member Sid Hoover, Board Member Tarah Harrison, Board Member Richard Miller, and Board Member Auston Foster. Board Member Scott Williams 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. The 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).

REGULAR AGENDA

1. **Consider, and act upon, approval of February 10, 2026 Special Wylie Parks and Recreation Facilities Development Corporation (4B) meeting minutes.**

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

2. **Consider, and act upon, the appointment and/or reappointment of the Wylie Parks and Recreation Facilities Development Corporation (4B) Officers and appoint a Chair and Vice Chairman from its board members for a term beginning January 1, 2027 and ending December 31, 2029.**

Board Action
A motion was made by Board Member Porter, seconded by Board Member Harrison, to appoint Board Member Porter as Chairman and Board Member Miller as Vice Chairman; and the City Manager or Acting City Manager as President; Deputy City Manager or Acting Deputy City Manager as Vice-President; Finance Director as Treasurer,

and City Secretary as Secretary of the Wylie Parks and Recreation Facilities Development Corporation (4B) for a term beginning January 1, 2027 and ending December 31, 2029. A vote was taken, and the motion passed 6-0, with Councilman Williams absent.

3. Consider, and act upon, approval of the FY 2026-2027 4B Budget and authorize expenditures for the FY 2026-2027 Community Services Facilities Capital Improvement Plan.

Board Action
A motion was made by Board Member Duke, seconded by Board Member Miller, to approve Item 3 as presented. A vote was taken, and the motion passed 6-0, with Board Member Williams absent.

ADJOURNMENT 4B BOARD

With no other business, Chair Porter adjourned the Parks and Recreation Facilities Development Corporation (4B) meeting at 7:56 p.m.

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 the rezoning of property generally located at 1751 McMillen Road.

Community Services Director Haskins addressed the Council, stating the applicant is proposing an amendment to the Planned Development to remove the concurrency requirements for age-restricted development. The applicants, Mr. Ricardo Bernot, representing Kimley-Horn, and Don Ping, representing Ping Interest, stated that the development would include a three-story apartment building, multiplex, an assisted living/memory care facility, and single-family residential homes on 5,000-square-foot lots.

Council expressed opposition to removing the concurrency clause and expressed a willingness to adjust the concurrency timeline if strict guardrails were established to guarantee the restricted over-55 age development. The Council gave direction to the applicant for a single-family development with no rental units on 5,000-square-foot lots.

RECONVENE INTO REGULAR SESSION

Mayor Porter convened the Council into Regular Session at 8:35 p.m.

EXECUTIVE SESSION

Mayor Porter stated that the City Council would not convene under Section 551.071 as the city attorney was not present but could be reached by phone if needed.

Mayor Porter convened the Council into Executive Session at 8:40 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. Discuss City Manager's Contract.

ES2. Selection of search firm to assist with search for City Manager.

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.

ES4. Discuss the employment/appointment of the Associate Municipal Court Judge.

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.

ES5. 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. 551.087. 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).

ES6. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2022-10d, 2023-1c, 2024-12c, 2025-4a, 2025-10f, 2026-2l, 2026-3e, 2026-4b, and 2026-5j.

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

Mayor Porter convened the Council into Open Session at 11:08 p.m.

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

Deputy City Secretary Bradley read the captions of Ordinance Nos. 2026-38, 2026-39, 2026-40, and 2026-41 into the official record.

ADJOURNMENT

A motion was made by Councilman Duke, seconded by Councilman Pickens, to adjourn the meeting at 11:11 p.m. A vote was taken, and the motion passed 6-0, with Councilman Williams absent.

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Matthew Porter, Mayor

ATTEST:

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Mary Bradley, Deputy City Secretary