

Wylie City Council Regular Meeting Minutes

April 22, 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 6:05 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Mayor *pro tem* Jeff Forrester, Councilman Sid Hoover, Councilman Scott Williams, and Councilman Gino Mulliqi.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Communications and Marketing Director Craig Kelly; City Secretary Stephanie Storm; Finance Director Melissa Brown; Police Chief Anthony Henderson; Community Services Director Jasen Haskins; Library Director Ofilia Barrera; Parks and Recreation Director Carmen Powlen; Public Works Director Tommy Weir; Operations Director James Brown; Purchasing Manager Chris Rodriguez; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor *pro tem* Forrester led the Invocation, and Cub Scout Troop 418 led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

PR1. 2024 Achievement of Library Excellence Award and National Library Week.

Congressman Keith Self presented the 2024 Achievement of Library Excellence Award, and Mayor Porter presented a proclamation proclaiming the week of April 6-12, 2025 as National Library Week in Wylie, Texas. Library staff members were present to accept the Proclamation.

PR2. Small Business Week.

Mayor Porter presented a proclamation proclaiming the week of May 4-10, 2025 as Small Business Week in Wylie, Texas. Members of the EDC staff and many small business owners were present to accept the Proclamation.

PR3. Congressman Keith Self presenting congratulatory letters to the Wylie Fire Rescue and Wylie Police Department 2024 Award Winners.

Congressman Keith Self presented congratulatory letters to the Wylie Fire Rescue and Wylie Police Department 2024 Award Winners. Many public safety staff members were present to accept the congratulatory letters.

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.

Doyle Gardner addressed the Council with concerns regarding the sewer fee.

Kristi Thronburg addressed the Council with concerns regarding drainage along McMillen Road.

Mohammad Faryad addressed the Council with concerns regarding the Council endorsing candidates for the May 3rd election.

Falguni Patel addressed the Council inviting the public to the BAPS Charities Walk at Kaleidoscope Park in Frisco on June 1, 2025.

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 April 8, 2025 Regular City Council Meeting minutes.**
- B. Consider, and act upon, a Preliminary Plat of Lots 1, Block A of Dura Pier Foundation Addition, establishing one commercial lot on 2.394 acres. Property located at 339 Hooper Road.**
- C. Consider, and act upon, an amended plat being a Final Plat of Lot 7R, Block A of The Greenway Addition, establishing one commercial lot on 1.215 acres. Property located at 961 S. Westgate Way.**
- D. Consider, and act upon, Ordinance No. 2025-16 for a change in zoning from Planned Development 2011-29 (PD 2011-29) to Planned Development 2011-29 - Special Use Permit (PD 2011-29-SUP) on 5.80 acres to allow for a Farmer's Market use. Property located at 711 Woodbridge Parkway (ZC 2025-01).**
- E. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for March 31, 2025.**
- F. Consider, and act upon, the City of Wylie Monthly Investment Report for March 31, 2025.**
- G. Consider, and act upon, the approval of the purchase of five (5) Chevy trucks for Public Works and Parks in an estimated amount of \$325,413.00 from Sam Packs Five Star Chevrolet through a cooperative purchasing agreement with BuyBoard and authorizing the City Manager to execute any and all necessary documents.**
- H. Consider, and act upon, Purchase No. W2025-104 from Consolidated Traffic Controls, Inc. in an estimated amount of \$346,411.00 for the acquisition of equipment for signal improvements through a cooperative purchasing agreement with HGACBuy (Houston-Galveston Area Council of Governments).**
- I. Consider, and act upon, the award of Request for Bids No. W2025-96 for the construction of three signalized intersections to Road Solutions, LLC in the amount of \$1,085,895.41 and authorizing the City Manager to execute any and all necessary documents.**

Mayor Porter requested Items H and I be pulled from the Consent Agenda and considered individually.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams, to approve Consent Agenda Items A-G as presented. A vote was taken, and the motion passed 7-0.

REGULAR AGENDA

- H. Consider, and act upon, Purchase No. W2025-104 from Consolidated Traffic Controls, Inc. in an estimated amount of \$346,411.00 for the acquisition of equipment for signal improvements through a cooperative purchasing agreement with HGACBuy (Houston-Galveston Area Council of Governments).**

Council Comments

Mayor Porter clarified that this item is for purchasing the signal equipment for three intersections: Hensley and Woodbridge, Hensley and McCreary, and Creek Crossing and South Ballard, which were approved in the current budget.

Council Action

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

- I. Consider, and act upon, the award of Request for Bids No. W2025-96 for the construction of three signalized intersections to Road Solutions, LLC in the amount of \$1,085,895.41 and authorizing the City Manager to execute any and all necessary documents.**

Council Comments

Mayor Porter clarified that this item is for the construction of signals at the three intersections referenced in Item H, and commended staff on the cost savings, as the cost to construct three is the same cost to construct one.

Council Action

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

- 1. Consider, and act upon, the appointment of a board member to the North Texas Municipal Water District (NTMWD) Board to fill an expired term of June 1, 2025 to May 31, 2027.**

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams, to appoint Keith Stephens to the North Texas Municipal Water District (NTMWD) Board of Directors for a term to begin June 1, 2025 and end May 31, 2027. A vote was taken, and the motion passed 7-0.

- 2. Consider, and act upon, a Preliminary Plat of Country Club Estates creating 173 residential lots and seven HOA lots on 59.755 acres, generally located at 1755 FM 1378 and 1813 and 2241 McMillen Road.**

Staff Comments

Community Services Director Haskins addressed the Council, stating the applicant has requested to table this Item until the next meeting. Haskins answered questions from the Council.

Joshua Thronburg addressed the Council with drainage concerns.

Council Action

A motion was made by Councilman Mulliqi, seconded by Councilman Strang, to table Item 2, at the request of the Applicant, until May 13, 2025. A vote was taken, and the motion passed 7-0.

- 3. Consider, and act upon, authorizing the City Manager to sign a Development Agreement pending Annexation, between the City of Wylie and Wylie 33, LLC for the development of a manufactured home community generally located on the east side of East FM 544 at Alanis Drive.**

Applicant Comments

David Zulejkic, Kyle Vrla, and Chris Swanson, representing First Step Homes, addressed the Council, giving a brief presentation.

Red Byboth and Bill Howard addressed the Council, speaking in favor of the proposed development.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Duke, to deny Item 3 with prejudice. A vote was taken, and the motion passed 6-1 with Mayor *pro tem* Forrester voting against.

- 4. Consider, and act upon, authorizing the City Manager to sign a Annexation Services Agreement pending Annexation, between the City of Wylie and Wylie 33, LLC for the development of a manufactured home community generally located on the east side of East FM 544 at Alanis Drive.**

Council Action

A motion was made by Councilman Strang, seconded by Councilman Duke, to deny Item 4 with prejudice. A vote was taken, and the motion passed 6-1 with Mayor *pro tem* Forrester voting against.

- 5. Hold a public hearing, consider, and act upon, Ordinance No. 2025-17 authorizing the annexation of a 47.97-acre tract of land out of the A. West Survey, Abstract No. 979 and the J. Shelby Survey, Abstract No. 819, situated in Collin County, which is contiguous and adjacent to the City of Wylie, in Collin County, Texas A2025-01.**

Public Hearing

Mayor Porter opened the public hearing on Item 5 at 7:28 p.m., asking anyone present wishing to address the Council to come forward.

David Zulejkic, Michael Lamping, and Whitney McDougall addressed the Council speaking in favor of the proposed development.

Julie Forrester addressed the Council, asking the applicant what “affordability” would mean.

Mayor Porter closed the public hearing at 7:36 p.m.

Council Action

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

- 6. Hold a public hearing, consider, and act upon, Resolution No. 2025-10(R) consenting to the inclusion of the City’s extraterritorial jurisdiction within the boundaries of the proposed Collin County Emergency Services District No. 1, in response to a petition for the creation of Collin County Emergency Services District No. 1 pursuant to Chapter 775 of the Texas Health and Safety Code.**

Staff Comments

Fire Chief Blythe addressed the Council, giving a brief presentation and answering questions from the Council.

Public Hearing

Mayor Porter opened the public hearing on Item 6 at 8:07 p.m., asking anyone present wishing to address the Council to come forward.

Tony Braubach and Joshua Thronburg addressed the Council regarding including the ETJ in the ESD.

Mayor Porter closed the public hearing at 8:18 p.m.

Council Action

A motion was made by Councilman Mulliqi, seconded by Mayor *pro tem* Forrester, to approve Item 6 as presented. A vote was taken, and the motion passed 7-0.

7. **Consider, and act upon, the approval of an Assignment and Assumption of Fire Protection Agreement between the City of Wylie, Texas and Inspiration Residential Association, Inc. in favor of Collin County Water Control and Improvement District No. 3 and authorizing the City Manager to execute any necessary documents.**

Staff Comments

Fire Chief Blythe addressed the Council, providing additional information and answering questions from the Council.

Council Action

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

8. **Consider, and act upon, the recommendation to reject all bids for W2025-87 Stone Road Maintenance Activities.**

Staff Comments

Purchasing Manager Rodriguez addressed the Council, giving a brief explanation and answering questions from the Council.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Mulliqi, to approve Item 8 as presented. A vote was taken, and the motion passed 7-0.

9. **Consider, and act upon, Ordinance No. 2025-18 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.**

Staff Comments

Finance Director Brown addressed the Council, giving a brief explanation.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang, to approve Item 9 as presented. A vote was taken, and the motion passed 7-0.

Mayor Porter recessed the Council into a break at 8:25 p.m.

Mayor Porter reconvened the Council into Regular Session at 8:38 p.m.

WORK SESSION

Mayor Porter convened the Council into Work Session at 8:38 p.m.

WS1. Wylie Public Works Department update and Five-Year Plan.

Public Works Director Weir addressed the Council giving a brief presentation and answering questions from the Council.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 9:08 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 9:09 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, 2023-11b, 2024-2d, 2024-5a, 2024-5f, 2024-7a, 2024-8d, 2024-9d, 2024-12a, 2024-12c, 2025-1a, 2025-1f, 2025-2a, 2025-3a, 2025-3b, 2025-3d, 2025-4a, 2025-4b, 2025-4c, 2025-4d, 2025-4e, and 2025-4f.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter reconvened the Council into Open Session at 10:36 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. 2025-16 and 2025-18 into the official record.

ADJOURNMENT

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang, to adjourn the meeting at 10:38 p.m. A vote was taken, and the motion passed 7-0.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary