

Wylie City Council Regular Meeting Minutes

October 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 6:00 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Councilman Todd Pickens, Councilman Scott Williams, Councilman Sid Hoover, and Mayor *Pro Tem* Gino Mulliqi.

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; Marketing and Communications Director Craig Kelly; Assistant to City Secretary Mary Bradley; Police Chief Anthony Henderson; Assistant Library Director Lisa Galletta; Public Works Director Tommy Weir; Community Services Director Jasen Haskins; Operations Director James Brown; Municipal Court Administrator Lisa Mangham; Parks and Recreation Director Carmen Powlen; Human Resources Director Jennifer Beck; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Councilman Williams led the invocation, and Councilman Hoover led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

PR1. Municipal Court Week.

Mayor Porter presented a proclamation proclaiming November 3-7, 2025 as Municipal Court Week. Municipal Court staff and presiding Judge Art Maldonado were present to accept the proclamation.

PR2. Domestic Violence Awareness Month.

Mayor Porter presented a proclamation proclaiming the month of October 2025 as Domestic Violence Awareness Month. Members of the Police Department, Hope's Door New Beginning Center, Agape Resource Center, Women In Need of Nurturing Education, and Revitalizing Souls were present to accept the proclamation.

PR3. National Community Planning Month.

Mayor Porter presented a proclamation proclaiming the month of October 2025 as National Planning Month. Members from the Community Services Department and Commissioners from the Planning and Zoning Board were present to accept the proclamation.

PR4. Breast Cancer Awareness Month.

Mayor Porter recognized the month of October 2025 as Breast Cancer Awareness Month.

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 addressed the City Council regarding reading materials at the Library.

Robbie Chandler addressed the City Council regarding Families of Freedom, rescuing abused Women, Children, and Men.

Mary Lange, representing American Legion Hale-Combest Post 315, addressed the City Council regarding The Wall That Heals coming to Wylie on October 30th – November 2nd.

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 September 23, 2025 Regular City Council Meeting minutes.**
- B. Consider, and act upon, a Farm Lease Agreement for the use of specified City property for hay production to prevent weed overgrowth between the City of Wylie and Ben Scholz, and authorizing the City Manager to execute any necessary documents.**
- C. Consider, and act upon, a Final Plat of Young Addition, Lot 1, Block A, creating one commercial lot on 0.422 acres. Property located at 2803 W. FM 544.**
- D. Consider, and act upon, a Final Plat, being a Replat of Lots 2R1 & 2R2, Block A of Senior Medical Addition, creating two commercial lots on 5.434 acres, generally located at 2310 W. FM 544.**
- E. Consider, and act upon, a request regarding the enclosure of an existing outdoor covered storage area and conversion of a garage for overflow seating for a restaurant located in the Downtown Historic District. Property located at 302 N. Ballard.**
- F. Consider, and act upon, Modification No. 4 to Wylie Contract #W2021-76-A for Employee Medical, Dental, and Rx Benefits with Cigna Health and Life Insurance Company in an estimated amount of \$294,766; and authorizing the City Manager to execute any necessary documents.**
- G. Consider, and act upon, Ordinance No. 2025-37 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

Mayor *Pro Tem* Mulliqi requested Item D be pulled from the Consent Agenda and considered individually. A motion was made by Councilman Williams, seconded by Councilman Hoover, to approve Consent Agenda Items A through C, and E through G as presented. A vote was taken, and the motion passed 7-0.

REGULAR AGENDA

- D. Consider, and act upon, a Final Plat, being a Replat of Lots 2R1 & 2R2, Block A of Senior Medical Addition, creating two commercial lots on 5.434 acres, generally located at 2310 W. FM 544.**

Council Comments

Mayor *Pro Tem* Mulliqi expressed opposition to having two lots with one access point and felt that it was not the right fit.

Council Action

A motion was made by Councilman Williams, seconded by Councilman Strang, to approve Item D as presented. A vote was taken and the motion passed 6-1, with Mayor *Pro Tem* Mulliqi voting against.

1. Tabled from 08-26-2025

Remove from table and consider

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Pickens, to remove Item 1 from the table and consider it. A vote was taken and the motion passed 7-0.

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 that the applicant is still working on the overall development and is requesting the item to be withdrawn.

Public Hearing

Mayor Porter opened the public hearing on Item 1 at 6:54 p.m.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 6:54 p.m.

Council Action

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

2. Consider, and act upon, Resolution No. 2025-23(R) to provide sanitary sewer service to First Step Homes for a proposed project (Vecina) located outside of the City limits near the intersection of E. FM 544 and Wheelis Road, and authorize the City Manager to negotiate a Wastewater Service Agreement between the City and First Step Homes subject to final approval by the City Council.

Staff Comments

City Manager Parker addressed the Council, giving a brief explanation of this item, and answered questions from the Council. The applicant, Todd Wintters, representing Pettitt-ECD, addressed the Council, stating that a wastewater capacity study would be done at their expense and answered questions from the Council.

Council expressed concerns about the volume capacity for future development, would like to see the wastewater capacity study before considering the item, and obtain easements from citizens of Wylie in order to put a line between the property and Rush Creek.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Pickens, to deny Item 2 as presented. A vote was taken and the motion passed 7-0.

Mayor Porter convened the Council into a recess at 7:15 p.m.

WORK SESSION

Mayor Porter convened the Council into Work Session at 7:21 p.m.

WS1. Discuss development options on the property currently owned by Sanden International.

Community Services Director Haskins addressed the Council, stating Sanden International is looking to divest itself of some of its unneeded land, located between FM 544 and Highway 78, and asked for Council direction on preferred uses. Mr. Daniel Klyce, Facility Manager at Sanden International, gave a presentation and answered questions from the Council.

Council discussion included that Lots 1 and 2 be commercial, with no fast food or gas station, and Lots 3, 4, and 5 be warehouse, distribution center, or manufacturing uses.

WS2. Discuss and provide direction on establishing a Sister City with the City of Mitrovica North, Kosovo.

City Manager Parker and Mayor *Pro Tem* Mulliqi presented an opportunity to establish a sister city relationship with the City of Mitrovica North, Kosovo. Mayor *Pro Tem* Mulliqi answered questions from the City Council.

Council discussion included the desired level of engagement with the City of Mitrovica North, including the facilitation of the exchange of ideas and collaboration between elected officials, staff, and community representatives. Council members expressed interest in understanding what a sister city relationship would entail in terms of commitments and responsibilities.

The Council directed staff to draft a proclamation to formally establish the sister city relationship and bring it back for Council consideration at a future meeting. The Council also noted that any additional expectations or obligations related to the relationship would be brought back for consideration before implementation.

RECONVENE INTO REGULAR SESSION

Mayor Porter convened the Council into Regular Session at 8:02 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 8:02 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. Discuss options for the Stonehaven House.

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/Alanis, State Hwy 78/Brown, State Hwy 78/Kreymer, 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: 2022-1b, 2022-1c, 2022-10c, 2023-1c, 2024-5a, 2024-10c, 2024-12c, 2025-4a, 2025-4d, 2025-8i, 2025-9a, 2025-9b, 2025-9c, and 2025-9d.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 10:13 p.m.

READING OF ORDINANCES

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

Assistant to City Secretary Bradley read the caption of Ordinance No. 2025-37 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Mayor *Pro Tem* Mulliqi, to adjourn the meeting at 10:14 p.m. A vote was taken and the motion passed 7-0.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary