

# Wylie City Council Regular Meeting Minutes

July 22, 2025 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



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## CALL TO ORDER

Mayor Matthew Porter called the regular meeting to order at 6:08 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Councilman Todd Pickens, and Councilman Sid Hoover, and Mayor *Pro Tem* Gino Mulliqi. Councilman Scott Williams was absent.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Assistant Fire Chief Casey Nash; Finance Director Melissa Brown; Marketing and Communications Director Craig Kelly; City Secretary Stephanie Storm; Police Lieutenant Mark Johnson; Community Services Director Jasen Haskins; Parks and Recreation Director Carmen Powlen; Purchasing Manager Chris Rodriguez; Public Works Director Tommy Weir; WEDC Executive Director Jason Greiner; Library Director Ofilia Barrera; and various support staff.

## INVOCATION & PLEDGE OF ALLEGIANCE

Councilman Strang led the Invocation, and Mayor *Pro Tem* Gino Mulliqi led the Pledge of Allegiance.

## 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 Council regarding materials available to patrons at the Library.

Justin Strauch addressed the Council regarding the Library budget and the interlibrary loan program.

## 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 July 8, 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 June 30, 2025.**
- C. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for June 30, 2025.**
- D. Consider, and place on file, the City of Wylie Monthly Investment Report for June 30, 2025.**

- E. Consider, and act upon, a Preliminary Plat of the Sanden Heaven Addition, establishing 12 single family residential and one open space lot on 5.522 acres, generally located at the northwest corner of Sanden Blvd. and Brown St.**
- F. Consider, and act upon, Ordinance No. 2025-29 releasing a portion of the City of Wylie's Extraterritorial Jurisdiction, consisting of one tract of land totaling 6.01 acres located at 2205 East Stone Road.**
- G. Consider, and act upon, Resolution No. 2025-14(R) ratifying the City of Wylie Charity Care Policy for Ambulance Services for the Fire-Rescue Department to discontinue collection of ambulance service fees for eligible patients, and providing an effective date.**
- H. Consider, and act, upon the award of contract #W2025-120 to LMC Corporation for repairs and improvements to the exterior of the Thomas and Mattie Brown House, in the estimated amount of \$57,809.04, through a cooperative purchasing contract with Buyboard and authorizing the City Manager to execute any and all necessary documents.**
- I. Consider, and act upon, the approval of the purchase of one (1) Chevrolet Suburban for the Communication Department in an estimated amount of \$62,616.71 from Peter's Chevrolet through a cooperative purchasing agreement with TIPS and authorizing the City Manager to execute any and all necessary documents.**
- J. Consider, and act upon, the approval of the purchase of one (1) Lifepak 35 Heart Monitor for estimated amount of \$71,709.24 from Stryker Sales, LLC. a cooperative purchasing agreement with Sourcewell and authorizing the City Manager to execute any and all necessary documents.**

Mayor Porter requested Item E be pulled from the Consent Agenda and considered individually.

#### **Council Action**

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

#### **REGULAR AGENDA**

- E. Consider, and act upon, a Preliminary Plat of the Sanden Heaven Addition, establishing 12 single family residential and one open space lot on 5.522 acres, generally located at the northwest corner of Sanden Blvd. and Brown St.**

#### **Council Comments**

Mayor Porter confirmed with Community Services Director Haskins that items that have been previously approved by the Zoning Board of Adjustment are put into place and come before Council as a parliamentary function as long as they meet the standards that are in place, which this Item does. Haskins confirmed that this was correct and that with the utility easements that run through this property, every lot is still a buildable lot based on the 2,400 square foot minimum requirement.

#### **Council Action**

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

- 1. Interview applicant for Board of Review alternate vacancy for a term to begin July 22, 2025 and end June 30, 2027.**

### **Council Comments**

Board of Review applicant Chris Smith was not present to be interviewed by the City Council.

### **Council Action**

No action was taken regarding this item.

### **2. Tabled from 06-11-2025**

*Remove from table and consider*

### **Council Action**

A motion was made by Mayor Porter, seconded by Councilman Strang, to remove Item 2 from the table and consider. A vote was taken and the motion passed 6-0 with Councilman Williams absent.

**Consider, and act upon, an appointment to fill a Board of Review alternate vacancy for a term to begin July 22, 2025 and end June 30, 2027.**

### **Council Comments**

Mayor Porter asked about the options for this item with no applicants present for the interview. City Secretary Storm responded that staff can reach out to the applicant to see if they can attend the next City Council meeting for an interview.

### **Council Action**

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Strang, to table Item 2 for up to three meetings. A vote was taken and the motion passed 6-0 with Councilman Williams absent.

## **WORK SESSION**

Mayor Porter convened the Council into Work Session at 6:24 p.m.

### **WS1. Discuss Water/Sewer Rate Study and Presentation from NewGen Strategies & Solutions, LLC.**

Matthew Garrett, representing NewGen Strategies, gave a presentation and answered questions from Council on the key points, main cost drivers, capital costs, financial performance under current rates, projected rate changes for scenario one, residential bill impact scenario one, financial performance under projected rates for scenario one, projected rate changes for scenario two, residential bill impact scenario two, financial performance under projected rates for scenario two, bill comparison, and next steps.

The direction from Council was to begin with Scenario 1.

### **WS2. Discuss the Fiscal Year 2025-26 Budget - All Funds.**

City Manager Parker addressed the Council, giving a presentation on the FY 2025-26 budget and answering questions from the Council.

## **RECONVENE INTO REGULAR SESSION**

Mayor Porter convened the Council into Regular Session at 7:05 p.m.

## **EXECUTIVE SESSION**

Mayor Porter convened the Council into Executive Session at 7:06 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, 2024-2d, 2024-5a, 2024-5f, 2024-8d, 2024-9d, 2024-10c, 2024-12c, 2025-2a, 2025-3b, 2025-4a, 2025-4d, 2025-4e, 2025-4g, 2025-5b, 2025-5c, 2025-5f, 2025-5g, 2025-6a, 2025-6b, 2025-6c, 2025-6d, 2025-6e, 2025-6f, 2025-6g, 2025-7a, 2025-7b, 2025-7c, 2025-7d, and 2025-7e.**

**RECONVENE INTO OPEN SESSION**

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

Mayor Porter convened the Council into Open Session at 7:59 p.m.

**Council Action**

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Strang, to authorize the WEDC to enter into a Performance Agreement with Project 2023-11b in an amount not to exceed \$100,000. A vote was taken and the motion passed 6-0 with Councilman Williams absent.

**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 caption of Ordinance No. 2025-29 into the official record.

**ADJOURNMENT**

A motion was made by Councilman Strang, seconded by Councilman Pickens, to adjourn the meeting at 8:01 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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**Stephanie Storm, City Secretary**