

# Wylie City Council Regular Meeting Minutes

July 23, 2024 – 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 6:00 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang (6:10 p.m.), 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; Assistant Fire Chief Brian Ritter; Digital Media Specialist Kristina Kelly; City Secretary Stephanie Storm; Public Works Director Tommy Weir; Police Chief Anthony Henderson; Parks and Recreation Director Carmen Powlen; City Engineer Tim Porter; Community Services Director Jasen Haskins; Library Director Ofilia Barrera; Wylie Economic Development Corporation Executive Director Jason Greiner; Finance Director Melissa Brown; Animal Control Manager Shelia Patton; City Attorney Richard Abernathy; and various support staff.

## INVOCATION & PLEDGE OF ALLEGIANCE

Mayor *pro tem* Forrester led the invocation and Councilman Williams led the Pledge of Allegiance.

## PRESENTATIONS & RECOGNITIONS

### PR1. Carter BloodCare Blood Drive Battle of the Badges Winner Presentation.

Members of the East Fork Masonic Lodge and Carter Blood Care were present, stating that during Bluegrass on Ballard, the annual “Battle of the Badges” was conducted. This year 69 units were collected, which will help save about 207 lives. Wylie East Fork Masonic Lodge Worshipful Master Jonathan Buck announced the winner, Wylie Police Department. Assistant Fire Chief Ritter, Police Chief Henderson, and members from the Wylie Fire and Wylie Police Departments were present for the award.

Councilman Strang took his seat at the dias at 6:10 p.m.

## 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.*

Elizabeth Randall, representing the residents who live on Bennett Road, was present wishing to address the Council regarding safety concerns on Bennett Road.

## 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 9, 2024 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, 2024.
- C. Consider, and act upon, approval of the Wylie ISD Council of PTAs Back the Future fundraiser event at Olde City Park on September 21, 2024.
- D. Consider, and act upon, a Preliminary Plat of Lot 1, Block A of Barwari Addition, creating one commercial lot on 0.4557 acres. Property located at 403 S. State Highway 78.
- E. Consider, and act upon, a Final Plat of Lot 1, Block A of Barwari Addition, establishing one commercial lot on 0.4557 acres. Property located at 403 S. State Highway 78.
- F. Consider, and act upon, Ordinance No. 2024-21 releasing a portion of the City of Wylie's Extraterritorial Jurisdiction, consisting of two tracts of land totaling 6.20 acres located at 137 Hunter Glen Drive and 144 Wagon Wheel Lane.
- G. Consider, and act upon, a request to renovate an existing commercial structure, located at 110 East Oak Street, within the Downtown Historic District.
- H. Consider, and act upon, the approval of a Job Order Contract with SDB Contracting, Inc. for renovations to the City's animal shelter in an estimated amount of \$744,667.24, through a cooperative purchasing agreement with Buyboard, and authorizing the City Manager to execute any necessary documents.
- I. Consider, and act upon, the approval of a three (3) year service agreement for Pavement Analysis and Related Services with Fugro USA Land, Inc. in an estimated year one amount of \$98,010, through a cooperative purchasing contract with Texas SHARE (NCTCOG), and authorizing the City Manager to execute any necessary documents.
- J. Consider, and place on file, the City of Wylie Monthly Investment Report for June 30, 2024.
- K. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for June 30, 2024.
- L. Consider, and act upon, Ordinance No. 2024-22 amending Ordinance No. 2023-39, which established the budget for fiscal year 2023-2024; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.

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

**Council Action**

A motion was made by Councilman Mulliqi, seconded by Councilman Duke, to approve the Consent Agenda except for Items G and H as presented. A vote was taken and the motion passed 7-0.

**REGULAR SESSION**

- G. Consider, and act upon, a request to renovate an existing commercial structure, located at 110 East Oak Street, within the Downtown Historic District.

**Council Comments**

Mayor Porter encouraged the applicant, as it is not required, to add a historical look and feel to the building if the opportunity presents itself.

### **Council Action**

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

- H. Consider, and act upon, the approval of a Job Order Contract with SDB Contracting, Inc. for renovations to the City’s animal shelter in an estimated amount of \$744,667.24, through a cooperative purchasing agreement with Buyboard, and authorizing the City Manager to execute any necessary documents.**

### **Council Comments**

Mayor Porter requested an update on the project. Animal Control Manager Patton provided the Council with additional information about the project.

### **Council Action**

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

## **EXECUTIVE SESSION**

Mayor Porter convened the Council into Executive Session at 6:31 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. Provide update on McMillen Road.**

## **RECONVENE INTO OPEN SESSION**

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

Mayor Porter reconvened the Council into Open Session at 7:32 p.m.

## **REGULAR AGENDA**

- 1. Consider, and act upon, Ordinance No. 2024-23 amending Wylie’s Code of Ordinances, Ordinance No. 2021-17, as amended, Appendix A (Wylie Comprehensive Fee Schedule), Section I (Water and Sewer Fees), Subsection B (Water Rates), and Subsection C (Sewage Collection and Treatment Rates).**

### **Council Action**

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams, to approve Item 1 as presented. A vote was taken and the motion passed 7-0.

## **WORK SESSION**

Mayor Porter convened the Council into a Work Session at 7:36 p.m.

**WS1. Discuss the FY 2024-25 WEDC Budget.**

Wylie Economic Development Corporation Executive Director Jason Greiner addressed the Council noting notable changes since the last presentation including personnel services, special services, travel and training, dues and subscriptions, audit and legal, and engineering services. Greiner reported the WEDC Board approved this budget.

**WS2. Discuss the FY 2024-25 Budget.**

City Manager Parker addressed the Council addressing notable changes since the previous work sessions for Fiscal Year 2024-25 including the proposed General Fund revenue assumptions, items included in the proposed base budget, General Fund summary, General Fund new recommendations, the use of the General Fund Fund Balance, Utility Fund summary, Utility Fund new personnel recurring recommendations, Utility Fund new recommendations, 4B Sales Tax Fund summary, 4B Sales Tax Fund new personnel recurring recommendations, 4B Sales Tax Fund new recommendations, and carryforward items.

Parker requested direction on the tax rate. The Council directed staff to move forward with the tax rate that supports the current proposed budget.

**RECONVENE INTO REGULAR SESSION**

Mayor Porter reconvened the Council into Regular Session at 7:53 p.m.

**EXECUTIVE SESSION**

Mayor Porter convened the Council into Executive Session at 7:54 p.m.

**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. Discuss property generally located at Brown and Winding Oaks.**

**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 Quarterly Evaluation.**

**RECONVENE INTO OPEN SESSION**

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

Mayor Porter reconvened the Council into Open Session at 9:03 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. 2024-21, 2024-22, and 2024-23 into the official record.

**ADJOURNMENT**

A motion was made by Councilman Strang, seconded by Councilman Duke, to adjourn the meeting at 9:05 p.m. A vote was taken and the motion passed 7-0.

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**Matthew Porter, Mayor**

**ATTEST:**

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**Stephanie Storm, City Secretary**