

Wylie City Council Regular Meeting Minutes

December 09, 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 6:01 p.m. The following City Council members were present: Junior Mayor Maci Lay, 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; Assistant Fire Chief Casey Nash; Finance Director Melissa Brown; Digital Media Specialist Kristina Kelly; City Secretary Stephanie Storm; Police Chief Anthony Henderson; Community Services Director Jasen Haskins; Parks and Recreation Director Carmen Powlen; Library Director Ofilia Barrera; Operations Director James Brown; Library Director Ofilia Barrera; Public Works Director Tommy Weir; Purchasing Manager Chris Rodriguez; Wylie Economic Development Corporation Executive Director Jason Greiner; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Porter led the invocation, and Junior Mayor Lay led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

PR1. Junior Mayor for the Day - Maci Lay.

Mayor Porter introduced Junior Mayor Maci Lay and presented a challenge coin for serving as “Mayor for the Day.”

PR2. Eagle Scouts - Ronan Herrick and Jacob Crabtree.

Mayor Porter presented a proclamation recognizing Ronan Herrick for earning the rank of Eagle Scout. Herrick 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.

No persons were present wishing to address the Council.

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 November 18, 2025 Regular City Council Meeting minutes.
- B. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for October 31, 2025.
- C. Consider, and place on file, the City of Wylie Monthly Investment Report for October 31, 2025.
- D. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of October 31, 2025.
- E. Consider, and act upon, the award of a professional services project order (PSPO) #W2025-91 for the Water Distribution System Master Plan, 10 Year Capital Improvement Plan, and Impact Fee Study to Freese and Nichols, Inc. in the amount of \$240,000.00 and authorizing the City Manager to execute any necessary documents.
- F. Consider, and act upon, a budgeted expense request to purchase LifePak 35 Heart Monitors for an estimated amount of \$299,756.12 from Stryker Sales, LLC. through a cooperative purchasing agreement with Sourcewell and authorizing the City Manager to execute any and all necessary documents.
- G. Consider, and act upon, Ordinance No. 2025-44 for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on one acre to allow for Automobile Repair Minor use. Property located at 990 N. State Highway 78 (ZC 2025-11).
- H. Consider, and act upon, Ordinance No. 2025-45 for an amendment to Planned Development 2022-38 (PD 2022-38) to allow for a modified light industrial development on 4.37 acres located on Lot 6, Block A of Woodlake Village at 1820 N. State Highway 78 (ZC 2025-13).
- I. Consider, and act upon, a Final Plat for Dominion of Pleasant Valley Phase 6, creating 168 single-family residential lots and three open space lots on 40.430 acres, generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.
- J. Consider, and act upon, a Final Plat for Dominion of Pleasant Valley Phase 7, creating 11 single-family residential lots and two open space lots on 6.475 acres, generally located at the northeast corner of Dominion Drive and Pleasant Valley Road.

Councilman Williams requested that Item D be pulled from the Consent Agenda and considered individually.

Council Action

A motion was made by Councilman Duke, seconded by Councilman Williams, to approve Consent Agenda Items A through C and E through J as presented. A vote was taken, and the motion passed 7-0.

REGULAR AGENDA

- D. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of October 31, 2025.

Councilman Williams asked Wylie Economic Development Corporation Executive Director Greiner to address the \$1.9 million deficiency on the last page of the financial report in the packet to ensure clarity.

Council Action

A motion was made by Councilman Williams, seconded by Councilman Pickens, to approve Consent Agenda Items D as presented. A vote was taken, and the motion passed 7-0.

- 1. Consider, and act upon, the award of contract W2026-02 for City Engineering Firm Plan Review Services to Cobb Fendley in the estimated amount of \$150,000.00 and authorizing the City Manager to execute any and all necessary documents.**

Staff Comments

Public Works Director Weir and Purchasing Manager Rodriguez addressed the Council, giving an overview of this Item. Weir and Rodriguez answered questions from the Council. Council expressed concerns on the proposed contract including the subcontractor provision, would like to see the statement of work, would like to see the “out” clauses being equal, ensure the file delivery system the contractor uses is compatible with our system, what is the difference between the firms or what separated them from each other, what is the size of the company, and did the City reach out to references/previous entities.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Duke, to table Item 1 to the January 13, 2026, City Council meeting. A vote was taken, and the motion passed 7-0.

WORK SESSION

Mayor Porter convened the Council into Work Session at 6:48 p.m.

WS1. Discuss the relocation and restoration of the Historic Stonehaven House.

Alexis Tapp, representing the Wylie Historical Society, addressed the Council, giving background information on the history of the Stonehaven House and presenting The Stonehaven House Project: Acquisition, Relocation, and Restoration by the Wylie Historical Society. Mrs. Tapp answered questions from the Council.

James Privitt, a preservationist, addressed the Council to present the Stonehaven House Relocation and Restoration Plan. Mr. Privitt answered questions from the Council.

Jennifer Wakefield, president of the Wylie Historical Society, addressed the Council with a brief history of the Stonehaven House and expressed frustration with the project's handling.

Sandra Stone addressed the Council, stating that, based on the presentations, she would lean toward Mr. James Privitt. She asked about the location to which the house would be moved, and would like to see a historic educational purpose for the home.

Larry Heath, former Stone Ranch HOA President, addressed the Council, stating he would be happy to serve as the liaison between the City and Stone Ranch homeowners concerned about the status of the home, and asked how the property would be restored after it is moved.

Eugene Hauptman addressed the Council, stating that he hopes we can keep this beautifully restored home as a rental under the Wylie Historical Society.

Council comments included expressed interest in seeing the house restored and used for events and student educational visits. They also encouraged the Wylie Historical Society and Mr. Privitt to discuss potential common ground and opportunities to collaborate to ensure the project's long-term sustainability. Staff will follow up with both parties regarding the next steps.

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

Mayor Porter reconvened the Council into Work Session at 8:50 p.m.

WS2. Discuss the development process within the City of Wylie.

Community Services Director Haskins addressed the Council with a presentation on The Development Process, including municipal planning authority, land use plan, ordinances and regulations, types of projects, pre-development, development application, zoning changes, plats, site plans, post-approval, and wrap-up. Haskins answered questions from the Council.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 9:30 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 9:30 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/Alanis, State Hwy 78/Birmingham, 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).

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, 2022-10d, 2023-1c, 2024-5a, 2024-7g, 2024-12c, 2025-4a, 2025-4d, 2025-5g, 2025-5h, 2025-8i, 2025-9b, 2025-9d, 2025-10c, 2025-10e, 2025-10f, 2025-11a, 2025-11e, 2025-11f, 2025-11g, 2025-11h, 2025-11i, 2025-11j, 2025-12a, 2025-12b, and 2025-12c.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 10:31 p.m.

Council Action

A motion was made by Councilman Strang, seconded by Mayor *Pro Tem* Mulliqi, to authorize the WEDC to enter into a Performance Agreement with Project 2025-4d in an amount not to exceed \$150,000. A vote was taken, and the motion passed 7-0.

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. 2025-44 and 2025-45 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Pickens, to adjourn the meeting at 10:33 p.m. A vote was taken, and the motion passed 7-0.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary