

Wylie City Council Regular Meeting Minutes

November 18, 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 Prevention Division Chief Cory Claborn; Finance Director Melissa Brown; Marketing and Communications Director Craig Kelly; City Secretary Stephanie Storm; Police Lieutenant Matt Miller; Community Services Director Jasen Haskins; Assistant Parks and Recreation Director Brent Stowers; Library Director Ofilia Barrera; Utility Service Manager Orie Cross; Interim Animal Services Manager Chris Marren; Operations Director James Brown; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Pledge of Allegiance - Girl Scout Troop 582.

Mayor Porter led the invocation, and Girl Scout Troop 582 led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

PR1. Shining The Way Student - Term 1, Wylie High School.

The student was not present to be recognized.

PR2. Hunger and Homelessness Awareness Week.

Mayor Porter presented a proclamation proclaiming November 16-22, 2025, as National Hunger and Homelessness Awareness Week in Wylie, Texas. Representatives from the Wylie Christian Care Center, St. Vincent de Paul Society, Hope for the Cities, Agape Resource & Assistance Center, Inc., Amazing Grace Food Pantry, 5 Loaves Food Pantry, Waterbrook Bible Fellowship, Hope Bridge Pregnancy Resource Center, Children's Health, Community ISD, Wylie Police Department, and The Cross Church were present to accept the proclamation.

PR3. The Wall That Heals Update.

Mayor Porter and Communications and Marketing Director Kelly recognized various individuals and organizations for their work with The Wall that Heals. Mayor Porter proclaimed November 18, 2025, as Mary Lange Day in Wylie, Texas.

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.

Douglas Roger Holt addressed the City Council regarding a sidewalk being installed along FM 544 from Sanden Boulevard to Westgate Way, and the area near the intersection of Westgate Way.

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 October 28, 2025 Regular City Council Meeting minutes.**
- B. Consider, and act upon, Ordinance No. 2025-40 amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Appendix A (Comprehensive Fee Schedule), Section II (Garbage, Trash and Brush Fees).**
- C. Consider, and act upon, the approval of exercise equipment from Marathon Fitness for the Parks and Recreation Department in the estimated amount of \$60,531.00 through a cooperative purchasing contract with Buy Board and authorizing the City Manager to execute any necessary documents.**
- D. Consider, and act upon, the approval for the purchase of four (4) vehicles for the Police Department in an estimated amount of \$186,514.00 through a cooperative with The Interlocal Purchasing System (TIPS) purchasing agreement and authorizing the City Manager to execute any and all necessary documents.**
- E. Consider, and act upon, the purchase of a 2026 Chevrolet 2500 HD Silverado in an estimated amount of \$90,889.00 from Caldwell County Chevrolet for the Animal Shelter through a cooperative purchasing agreement with BuyBoard, and authorize the City Manager to execute any necessary documents.**
- F. Consider, and act upon, the approval of the purchase of eighteen (18) new sets of Viking Personal Protective Equipment (PPE) from Responder Gear Supply in the estimated amount of \$56,985.00 through a cooperative purchasing contract with BuyBoard and authorizing the City Manager to execute any and all necessary documents.**
- G. Consider, and act upon, the approval of the purchase of Annual Maintenance and Software Upgrades for Public Safety Radios and Network Software from Motorola in the estimated amount of \$58,844.20 through a cooperative purchasing contract with Texas DIR-CPO-5433 and authorizing the City Manager to execute any and all necessary documents.**
- H. Consider, and act upon, Ordinance No. 2025-41 for a change of zoning from Agricultural District (AG/30) to Planned Development (PD), amending PD 2020-54, to allow for single-family residential development on 4.04 acres, located at 2601 and 2701 Sachse Road (ZC 2025-12).**
- I. Consider, and act upon, a Final Plat being a replat to create one light industrial lot on Lot 3R, Block B of Regency Business Park, Phase One on 1.949 acres, generally located at 117 Regency Drive and 25 Steel Road.**
- J. Consider, and act upon, Resolution No. 2025-26(R) authorizing the City Manager of the City of Wylie, Texas, to execute an Interlocal Agreement by and between the City of Wylie and the City of Lavon for**

the performance of governmental functions and service specifically, emergency dispatch services associated with fire, rescue, and emergency medical services first responder general fire services.

Council Action

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

REGULAR AGENDA

- 1. Hold a Public Hearing, consider, and act upon, the writing of an ordinance 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).**

Staff Comments

Community Services Director Haskins addressed the Council, providing a brief update on the Item, and answered questions from the Council.

Tyler Adams, representing Greenlight Studio, presented a brief presentation.

Public Hearing

Mayor Porter opened the public hearing on Item 1 at 6:49 p.m.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 6:49 p.m.

Council Action

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

- 2. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for an amendment to Planned Development 2022-38 (PD 2022-38) to allow for a modified light industrial development on 4.737 acres located on Lot 6, Block A of Woodlake Village at 1820 N. State Highway 78 (ZC 2025-13).**

Mayor *Pro Tem* Mulliqi stated that he had filed a Conflict of Interest with the City Secretary prior to the meeting and would be stepping out during the discussion and vote on this Item. Mayor *Pro Tem* Mulliqi stepped out of the meeting at 6:54 p.m.

Staff Comments

Community Services Director Haskins addressed the Council, providing a brief update on the Item, and answered questions from the Council.

Carl Fleming, representing Urban Garages, answered questions from the Council.

Public Hearing

Mayor Porter opened the public hearing on Item 2 at 6:57 p.m.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 6:57 p.m.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Duke, to approve Item 2 as presented. A vote was taken, and the motion passed 6-0 with Mayor *Pro Tem* Mulliqi abstaining (Conflict of Interest on file with the City Secretary).

Mayor *Pro Tem* Mulliqi took his seat at the dais at 7:02 p.m.

- 3. Consider, and act upon, Ordinance No. 2025-42 for a change in zoning from Agricultural (AG/30) to Planned Development - Commercial Corridor (PD-CC) on 8.5 acres located at 2710 and 2722 West FM 544 (ZC 2025-10).**

Staff Comments

Community Services Director Haskins addressed the Council, providing a brief update on the Item.

Council Action

A motion was made by Councilman Strang, seconded by Mayor *Pro Tem* Mulliqi, to approve Item 3 as presented. A vote was taken, and the motion passed 7-0.

- 4. Consider, and act upon, Ordinance No. 2025-43 for a change in zoning from Single Family - 10 District (SF-10/24) to Planned Development - Townhouse District (PD-TH) on 0.25 acres to allow for single-family attached development. Property located at 603 E. Marble (ZC 2025-07).**

Mayor *Pro Tem* Mulliqi stated that he had a Conflict of Interest and would be stepping out during the discussion and vote on this Item. Mayor *Pro Tem* Mulliqi stepped out of the meeting at 7:04 p.m.

Staff Comments

Community Services Director Haskins addressed the Council, providing a brief update on the Item.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Williams, to approve Item 4 as presented. A vote was taken, and the motion passed 6-0 with Mayor *Pro Tem* Mulliqi abstaining (Conflict of Interest on file with the City Secretary).

- 5. Consider, and act upon, Resolution No. 2025-27(R) casting a vote for a candidate(s) to the Board of Directors of the Collin Central Appraisal District for a four-year term beginning January 1, 2026.**

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Strang, to approve Resolution No. 2025-27(R) casting 22 votes for Baine Brooks to the Board of Directors of the Collin Central Appraisal District for a four-year term beginning January 1, 2026. A vote was taken, and the motion passed 7-0.

- 6. Consider, and act upon, approval of a proclamation establishing a Sister City relationship between the City of Wylie, Texas, and the City of Mitrovica North, Kosovo, and authorize the Mayor to execute any and all necessary documents.**

Council Comments

Mayor *Pro Tem* Mulliqi addressed the Council, providing a brief explanation of the item and answering questions.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Duke, to approve Item 6 as presented. A vote was taken, and the motion passed 6-1 with Councilman Williams abstaining (no Conflict of Interest form on file with the City Secretary; therefore, per the City Charter, this abstention is recorded as a negative vote).

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 7:17 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/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).

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

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 8:43 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. 2025-40, 2025-41, 2025-42, and 2025-43 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Hooker, to adjourn the meeting at 8:46 p.m. A vote was taken, and the motion passed 7-0.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary