

Wylie City Council Regular Meeting

September 08, 2026 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE (U.S. AND TEXAS FLAGS)

PRESENTATIONS & RECOGNITIONS

PR1. National Payroll Week.

PR2. Eagle Scout Connor Gibbs.

PR3. Eagle Scout Grant Fentress.

PR4. Eagle Scout John Morgan Charnecki.

PR5. Eagle Scout Max Delgado.

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.

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 the August 25, 2026 Regular City Council Meeting minutes.
- B. Consider, and act upon, Resolution No. 2026-16(R) authorizing the City Manager to execute a Joint Election Services Contract between the City of Wylie and the Dallas County Elections Administrator to be administered by the Dallas County Elections Administrator for the November 3, 2026 Wylie Special Election.
- C. Consider, and act upon, Resolution No. 2026-17(R) authorizing the City Manager to execute a Joint Election Services Contract between the City of Wylie and the Rockwall County Elections Administrator to be administered by the Rockwall County Elections Administrator for the November 3, 2026 Wylie Special Election.
- D. Consider, and act upon, Ordinance No. 2026-38 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.

- E. Consider, and act upon, Ordinance No. 2026-39 amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Appendix A (Comprehensive Fee Schedule), Section II (Garbage, Trash and Brush Fees).
- F. Consider, and act upon, the approval of Wylie Agreement #W2026-77 for the purchase of one (1) Rosenbauer Commander 109' Viper Aerial Apparatus (Quint) from 287 Fire LLC (d/b/a DACO) in a base contract amount of \$2,431,119.00, establishing a total project budget of \$2,500,000.00 inclusive of project contingency for potential change orders. This agreement will be through a cooperative purchasing contract with Houston Galveston Area Council (HGAC), and authorizing the City Manager to execute any necessary documents.
- G. Consider, and act upon, the approval of Purchase Agreement No. W2026-73 for Traffic Control and Signal Equipment for the Public Works Department from Consolidated Traffic Control through a Cooperative Purchasing Agreement with the Houston-Galveston Area Council (H-GAC) in an estimated amount of \$1,428,393.00, and authorizing the City Manager to sign any and all documents.
- H. Consider, and act upon, the approval of Purchase Agreement No. W2026-72 for School Zone Signal Equipment for the Public Works Department from Paradigm Traffic Systems, Inc. through a Cooperative Purchasing Agreement with BuyBoard in an estimated amount of \$478,500.00, and authorizing the City Manager to sign any and all documents.
- I. Consider, and act upon, a request regarding the renovation of an existing residential structure for a conversion to office suites. Property located in the Downtown Historic District at 514 N. Ballard Avenue.
- J. Consider, and act upon, a request regarding the enclosure and covering of an existing outdoor patio area for outside seating for a restaurant located in the Downtown Historic District. Property located at 302 N. Ballard Avenue.

REGULAR AGENDA

- 1. Hold a Public Hearing, consider, and act upon, Ordinance No. 2026-40 adopting a budget for all City funds, including the Wylie Economic Development Corporation (4A) and the Wylie Parks and Recreation Facilities Development Corporation (4B) and appropriating resources for Fiscal Year 2026-27 beginning October 1, 2026 and ending September 30, 2027.
- 2. Consider, and act upon, approving the property tax revenue increase reflected in the budget.
- 3. Hold a Public Hearing on the proposed tax rate of \$0.596554 per \$100 assessed valuation for fiscal year 2026-2027 and provide all interested persons an opportunity to be heard, either for or against the tax rate.
- 4. Consider, and act upon, Ordinance No. 2026-41 fixing the ad valorem tax rate/levy for the Tax Year 2026 and Budget Year 2026-2027 at \$0.596554 per \$100 assessed valuation.
- 5. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Agricultural and Commercial Corridor (AG and CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 25.484 acres to allow for a wholesale retail development with minor automobile repair for tire and battery services with a motor vehicle fueling station use on Lot 1, Block A of WEDC Retail and Commercial Corridor development on Lot 2, Block A of WEDC Retail. Property generally located at 2002 W. FM 544 (ZC 2026-10).

RECESS CITY COUNCIL

CALL TO ORDER THE WYLIE PARKS & RECREATION FACILITIES DEVELOPMENT CORPORATION (4B)

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address the Board 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. The Board requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, the Board is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

REGULAR AGENDA

1. Consider, and act upon, approval of February 10, 2026 Special Wylie Parks and Recreation Facilities Development Corporation (4B) meeting minutes.
2. Consider, and act upon, the appointment and/or reappointment of the Wylie Parks and Recreation Facilities Development Corporation (4B) Officers and appoint a Chair and Vice Chairman from its board members for a term beginning January 1, 2027 and ending December 31, 2029.
3. Consider, and act upon, approval of the FY 2026-2027 4B Budget and authorize expenditures for the FY 2026-2027 Community Services Facilities Capital Improvement Plan.

ADJOURNMENT 4B BOARD

RECONVENE INTO REGULAR SESSION

WORK SESSION

WS1. Discuss the rezoning of property generally located at 1751 McMillen Road.

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

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. Discuss City Manager's Contract.

ES2. Selection of search firm to assist with search for City Manager.

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.

ES4. Discuss the employment/appointment of the Associate Municipal Court Judge.

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.

ES5. Consider the sale or acquisition of properties located at Ballard/Brown, Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, FM 1378/Brown, FM 1378/Park, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, 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).

ES6. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2022-10d, 2023-1c, 2024-12c, 2025-4a, 2025-10f, 2026-2l, 2026-3e, 2026-4b, and 2026-5j.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

READING OF ORDINANCES

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

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on September 1, 2026, at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the City Council at the date, hour and place given in this notice as the City Council may conveniently meet in such closed or executive meeting

or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.

§ 551.072 – Discussing purchase, exchange, lease or value of real property.

§ 551.074 – Discussing personnel or to hear complaints against personnel.

§ 551.087 – Discussing certain economic development matters.

§ 551.073 – Discussing prospective gift or donation to the City.

§ 551.076 – Discussing deployment of security personnel or devices or security audit.