

# Wylie City Council Regular Meeting

August 26, 2025 – 6:00 PM

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



---

## CALL TO ORDER

## INVOCATION & PLEDGE OF ALLEGIANCE

## PRESENTATIONS & RECOGNITIONS

PR1. National Payroll Week.

## 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 August 12, 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 July 31, 2025.
- C. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for July 31, 2025.
- D. Consider, and place on file, the City of Wylie Monthly Investment Report for July 31, 2025.
- E. Consider, and act upon, Resolution No. 2025-16(R) of the City Council of Wylie, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2025 Rate Review Mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC'S reasonable ratemaking expenses; determining that this resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this resolution to the company and the ACSC's Legal Counsel.
- F. Consider, and act upon, Resolution No. 2025-17(R) of the City Council of the City of Wylie, Texas, approving the Rockwall Central Appraisal District's proposed building addition to the property located at 841 Justin Road, Rockwall, TX.

- G. Consider, and act upon, purchase of five Computer-Aided Dispatch (CAD) Licenses from Integrated Computer Services in the estimated annual amount of \$116,011.25 and authorizing the City Manager to execute any necessary documents.
- H. Consider, and act upon, the approval of the agreement for roof replacements in the estimated amount of \$72,765 from D&G Roofing through a cooperative purchasing contract with Choice Partners and authorizing the City Manager to execute any necessary documents.
- I. Consider, and act upon, the approval of a contract with Stripe-A-Zone to restripe Country Club Road in the estimated amount of \$158,152.28 through an Interlocal Agreement with Grand Prairie and authorizing the City Manager to execute any and all necessary documents.
- J. Consider, and act upon, approval of the Cure Sanfilippo Foundation to hold the 4th Annual Do it for Declan 5K and Fun Run event at Founders Park on December 13, 2025.
- K. Consider, and act upon, approval of the Circle Ten, Pack 304 group to host the Back to Scouting Bash fundraiser event on September 27, 2025, at the Olde City Park.
- L. Consider, and act upon, approval of the Hope Bridge Pregnancy Resource Center to host the Walk for Life 5k/Walk fundraiser event on January 24, 2026, at Founders Park.
- M. Consider, and act upon, the employment agreement between the City of Wylie, Texas and Brent Parker, and authorize the Mayor to execute the agreement.

## **REGULAR AGENDA**

### **1. Tabled from 07-08-2025**

*Remove from table and consider*

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Neighborhood Services (NS) to Community Retail – Special Use Permit (CR-SUP) on 1.056 acres to allow for a motor fueling station with a convenience store and drive-thru restaurant use. Property located at 1400 Country Club Road (ZC 2025-06).

- 2. Consider, and act upon, authorizing the City Manager to sign a Development Agreement, pending Annexation, between the City of Wylie, Perry W. Kinnard and Lynda A. Kinnard ("Tract 3 Owners"), Michael T. Fasang ("Tract 4 Owner") and Wylie DVP Limited Partnership ("Developer"), for the continued development of a single family planned development generally located south of Sachse Road and Pleasant Valley Road.
- 3. Consider, and act upon, authorizing the City Manager to sign an Annexation Services Agreement, pending Annexation, between the City of Wylie and Wylie DVP Limited Partnership ("Developer"), for the continued development of a single family planned development generally located south of Sachse Road and Pleasant Valley Road.
- 4. Hold a Public Hearing, consider, and act upon, Ordinance No. 2025-31 authorizing the annexation of 4.024 acres of land out of the Guadalupe De Los Santos Survey, Abstract No. 1384, situated in Dallas County, which is contiguous and adjacent to the City of Wylie, in Dallas County, Texas.
- 5. Hold a Public Hearing, consider and act upon, Ordinance No. 2025-32 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 2025-26 beginning October 1, 2025 and ending September 30, 2026.

6. Consider, and act upon, approving the property tax revenue increase reflected in the budget.
7. Hold a Public Hearing on the proposed tax rate of \$0.543438 per \$100 assessed valuation for fiscal year 2025-2026 and provide all interested persons an opportunity to be heard, either for or against the tax rate.
8. Consider, and act upon, Ordinance No. 2025-33 fixing the ad valorem tax rate/levy for the Tax Year 2025 and Budget Year 2025-2026 at \$0.543438 per \$100 assessed valuation.
9. Consider, and act upon, Resolution No. 2025-18(R) approving a Resolution of the Wylie Economic Development Corporation to obtain a loan in the principal amount of \$6,800,500.

## **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 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. Board requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, 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 August 27, 2024 Regular Wylie Parks and Recreation Facilities Development Corporation (4B) meeting minutes.
2. Consider, and act upon, approval of the FY 2025-2026 4B Budget and authorize expenditures for the FY 2025-2026 Community Services Facilities Capital Improvement Plan.

### **ADJOURNMENT 4B BOARD**

### **RECONVENE INTO REGULAR SESSION**

### **WORK SESSION**

WS1. Discuss Board and Commission Member Eligibility Requirements.

### **RECONVENE INTO REGULAR SESSION**

### **EXECUTIVE SESSION**

#### **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, 2024-5a, 2024-5f, 2024-8d, 2024-9d, 2024-10c, 2024-12c, 2025-4a, 2025-4d, 2025-5g, 2025-5h, 2025-6a, 2025-6d, 2025-6e, 2025-8a, 2025-8b, 2025-8c, 2025-8d, 2025-8e, and 2025-8f.

**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 August 22, 2025 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.