Wylie City Council Regular Meeting Minutes

July 28, 2026 – 6:00 PM
Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098

CITY OF WYLIE

CALL TO ORDER

Mayor Matthew Porter called the regular meeting to order at 6:02 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Councilman Todd Pickens, Councilman Scott Williams, and Councilman Sid Hoover. Mayor *Pro Tem* Gino Mulliqi was absent.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Finance Director Melissa Brown; Marketing and Communications Director Craig Kelly; City Secretary Stephanie Storm; Police Chief Anthony Henderson; Parks and Recreation Director Carmen Powlen; Library Director Ofilia Barrera; Public Works Director Tommy Weir; Operations Director James Brown; Wylie Economic Development Executive Director Jason Greiner; and various support staff.

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

Councilman Williams led the invocation, and Councilman Hoover led the Pledge of Allegiance to the U.S. and Texas Flags.

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.

There were no persons 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 July 14, 2026 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 May 31, 2026.

C. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of June 30, 2026.

D. Consider, and act upon, approval for the Connection Point Church, a non-profit group, to host their Fifth Annual Run for the Fatherless 5K/Fun Run event at Founders Park on November 21, 2026.

E. Consider, and act upon, approval of Wylie Area Youth Sports (WAYS), a non-profit league, to hold the Back to School Bash fundraising event at Founders Park on August 15, 2026.

F. **Consider, and act upon, approval of the Wylie ISD Council of PTAs, a non-profit group, to host their annual Back the Future fundraiser event at Olde City Park on October 3, 2026.**

G. **Consider, and act upon, approval of the Wylie Area Youth Sports (WAYS), a non-profit league, to hold the 7v7 Tournament fundraising event at Founders Park on October 25, 2026.**

H. **Consider, and act upon, a Preliminary Plat of Lot 1, Block A of Worthy Addition, establishing one commercial lot on two acres. Property located at 31 Steel Road.**

I. **Consider, and act upon, Ordinance No. 2026-30 amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Chapter 110 (Traffic and Vehicles), Article IV (Speed), Section 110-133 (School Zones), establishing a school zone for certain streets; establishing prima facie maximum speed limits during school hours in such zone; providing for the installation of signs and markings; regulating vehicular and pedestrian traffic; providing for a penalty for the violation of this ordinance, providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance and for the publication of the caption hereof.**

J. **Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for June 30, 2026.**

K. **Consider, and place on file, the City of Wylie Monthly Investment Report for June 30, 2026.**

L. **Consider, and act upon, Ordinance No. 2026-31 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 Councilman Williams, seconded by Councilman Hoover, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 6-0 with Mayor *Pro Tem* Mulliqi absent.

WORK SESSION

Mayor Porter convened the Council into Work Session at 6:06 p.m.

WS1. Discuss potential Bond Election projects and proposition verbiage.

Council reviewed draft bond proposition language and provided direction to finalize propositions for the upcoming bond election. Two draft versions were considered, with discussion focused on proposition language, project scope, bond terms, and funding allocations.

Council directed that all propositions specify a maximum bond term of 20 years rather than 40 years. For Proposition A, Council directed staff to use revised language specifically identifying the Wylie Downtown Historic District and Ballard/Sachse Road as the focus of the street improvements with the proposition amount at $25.5 million. For Proposition B, Council directed that the proposition amount be increased to $22.5 million by transferring $2.5 million from Proposition D for the renovation of the future Parks Department facility, and to include language specifically authorizing renovation of the Parks Department facility and referencing Founders, Community, East Fork, and Avalon parks, as well as future park land acquisition. For Proposition C, Council directed that the Animal Shelter be removed from the Public Safety proposition and placed into a separate proposition, leaving $25 million in total for Proposition C. For Proposition D, following discussion of funding options, Council directed that $10 million of the Public Works Facility project be funded with cash from the available Utility Fund fund balance rather than bond proceeds, reducing the proposition amount from $15.5 million to $5.5 million, and to include language authorizing renovation of the former Animal Shelter for Facilities Department use. Council confirmed the Animal Shelter should remain a separate proposition, Proposition E, in the amount of $12 million. Additionally, Council supported staff's recommendation to assume issuance in 2027 of approximately 10 percent of the bond proceeds for project design, with the remaining bond proceeds to be issued over the following four years for purposes of estimating the projected tax impact.

Bond counsel summarized Council's direction and advised that revised proposition language would be prepared for Council review prior to adoption of the bond election order.

WS2. Discuss the relocation and restoration of the historic Stonehaven House.

Deputy City Manager Ollie announced that two potential restoration proposals had been received for the Stonehaven House, one from Alexis and Choya Tapp and one from James Privitt. Ollie noted that Mr. Privitt was unable to attend due to a family emergency, but that Sandra Stone was present to answer questions on his behalf.

Alexis Tapp presented a proposal to relocate the Stonehaven House to a privately owned lot within the Downtown Historic District and responded to questions from Council.

Sandra Stone summarized James Privitt's proposal and answered questions from Council on his behalf.

Larry Heath, a Stone Ranch resident, expressed appreciation for the progress being made toward relocating the house and encouraged the City to continue moving the project forward.

Brenda Mallory, representing the Stone Ranch Homeowners Association, expressed support for preserving the home while emphasizing the neighborhood's desire for a timely relocation due to the home's current condition and its impact on the community.

Following discussion, Council directed staff to proceed with negotiations with James Privitt, contingent upon Mr. Privitt securing a property under contract within 90 days.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 7:49 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 7:49 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 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).

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: 2021-11b, 2022-10d, 2023-1c, 2024-5a, 2024-8d, 2024-12c, 2025-4a, 2025-4d, 2025-10f, 2026-2l, 2026-4a, 2026-4b, 2026-5a, and 2026-6d.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter reconvened the Council into Open Session at 8:37 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. 2026-30 and 2026-31 into the official record.

ADJOURNMENT

A motion was made by Councilman Pickens, seconded by Councilman Hoover, to adjourn the meeting at 8:39 p.m. A vote was taken, and the motion passed 6-0 with Mayor *Pro Tem* Mulliqi absent.

Matthew D. Porter

Matthew Porter, Mayor

ATTEST:

Stephanie Storm

Stephanie Storm, City Secretary