

Wylie City Council Regular Meeting Minutes

September 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 6:00 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Councilman Todd Pickens, Councilman Sid Hoover, Councilman Scott Williams, and Mayor *Pro Tem* Gino Mulliqi.

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; Communications and Marketing Director Craig Kelly; Municipal Court Administrator Lisa Mangham; City Secretary Stephanie Storm; Police Chief Anthony Henderson; Parks and Recreation Director Carmen Powlen; Library Director Ofilia Barrera; Public Works Director Tommy Weir; Community Services Director Jasen Haskins; Wylie Economic Development Corporation Executive Director Jason Greiner; City Secretary Administrative Assistant Mary Bradley; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Porter led the Invocation, and Mayor *Pro Tem* Mulliqi led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

PR1. Wylie Animal Services Best Friends Animal Society Recognition.

Mayor Porter stated that, due to illness, the presentation will be rescheduled for the next Council meeting.

PR2. Honoring WISD Superintendent Dr. David Vinson.

Mayor Porter presented a proclamation proclaiming September 9, 2025, as Dr. David Vinson Day in Wylie, Texas. Wylie Independent School District Superintendent Dr. David Vinson was present to receive the proclamation.

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.

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 26, 2025 Regular City Council Meeting minutes.

- B. Consider, and act upon, an agreement authorizing the appointment of Steve Feil as Associate Municipal Court Judge for the City of Wylie effective October 1, 2025, setting terms and stipend of service.**

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Pickens, 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 Light Industrial (LI) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.601 acres to allow for a convenience store and fueling station. Property located at 2111 W. FM 544 (ZC 2025-08).**

Staff Comments

Community Services Director Haskins stated the applicant had a presentation they would like to give and answered questions from the Council.

Applicant Akhila Reddy gave a short presentation and answered questions from the Council.

Public Hearing

Mayor Porter opened the public hearing on Item 1 at 6:24 p.m., asking anyone present wishing to address Council to come forward.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 6:25 p.m.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Pickens, to deny Item 1 as presented. A vote was taken and the motion passed 7-0.

WORK SESSION

Mayor Porter convened the Council into a Work Session at 6:37 p.m.

WS1. Discuss amendments to the College Park Planned Development (PD 2023-18).

Community Services Director Haskins addressed the Council, giving a brief update on the proposed College Park development and introducing Addison Rogers and Ron Robbins with Toll Brothers, who gave a short presentation about the Toll Brothers Company, their communities, the current and proposed planned development, and home elevations, and answered questions from the Council.

Council provided direction for staff to reach out to Dr. Khan for a timeline on the commercial development, would like to see added green space, a trail, and/or an amenity area, no second-floor windows overlooking the current neighbors in Presidential Estates, disclose the fire training center to homebuyers, and a separation from the homes and commercial property.

RECONVENE INTO REGULAR SESSION

Mayor Porter convened the Council into Regular Session at 7:20 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 7:20 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/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, 2023-11b, 2024-5a, 2024-5f, 2024-8d, 2024-9d, 2024-10c, 2024-12c, 2025-4a, 2025-4d, 2025-6d, 2025-9a, 2025-9b, 2025-9c, and 2025-9d.

RECONVENE INTO OPEN SESSION

Mayor Porter convened the Council into Open Session at 9:03 p.m. for a recess.

Mayor Porter convened the Council back into Executive Session at 9:16 p.m.

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 Quarterly Evaluation.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 10:30 p.m.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Duke, to authorize the Wylie Economic Development Corporation to enter into a Performance Agreement with Project 2022-1c in an amount not to exceed \$1.5 million. A vote was taken and the motion passed 7-0.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Mayor Porter, to adjourn the meeting at 10:32 p.m. A vote was taken and the motion passed 7-0.

ATTEST:

Stephanie Storm
Stephanie Storm, City Secretary



Matthew D. Porter
Matthew Porter, Mayor