

Wylie City Council Regular Meeting Minutes

August 11, 2026 – 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 6:02 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang (6:12), Councilman Todd Pickens, and Councilman Sid Hoover. Councilman Scott Williams and Mayor *Pro Tem* Gino Mulliqi were 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; Assistant Library Director Lisa Galletta; Assistant Public Works Director Lavonte Childs; Operations Director James Brown; Development Services Director Jasen Haskins; Wylie Economic Development Executive Director Jason Greiner; City Attorney Richard Abernathy; and various support staff.

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

Mayor Porter led the invocation, and Councilman Pickens 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 28, 2026 Regular City Council Meeting minutes.
- B. Consider, and act upon, a Preliminary Plat of Compton Addition creating two residential lots on 3.189 acres, generally located at 1201 E. Stone Road and 720 S. W.A. Allen Boulevard.
- C. Consider, and act upon, a Final Plat of Compton Addition creating two residential lots on 3.189 acres, generally located at 1201 E. Stone Road and 720 S. W.A. Allen Boulevard.
- D. Consider, and act upon, Resolution No. 2026-11(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 2026 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.

- E. Consider, and act upon, the approval to establish a three (3) year Annual Agreement for the purchase of Google Workspace Enterprise Standard Licenses for the Information Technology Department in an estimated annual amount of \$102,663.00 from SADA Systems LLC through a Cooperative Purchasing Agreement with the Texas Department of Information Resources (DIR), and authorizing the City Manager to execute any necessary documents.
- F. Consider and act upon Ordinance No. 2026-32 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.

Council Action

A motion was made by Councilman Pickens, seconded by Councilman Duke, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 4-0 with Councilman Strang, Councilman Williams, and Mayor *Pro Tem* Mulliqi absent.

EXECUTIVE SESSION

Mayor Porter announced that a Citizen Comment Form had been received for ES1.

Doug Jones, representing Trinity Valley, addressed the Council regarding Trinity Valley Ranch, LLC v. City of Wylie, Cause No. 493-02900-2024.

Councilman Strang took his seat at the dais at 6:12 p.m.

Council convened into Executive Session at 6:14 p.m.

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. Receive legal advice from the City Attorney regarding Trinity Valley Ranch, LLC v. City of Wylie, Cause No. 493-02900-2024 assigned to the 493rd District Court and pending an appeal in the 5th Court of Appeals, Dallas, Texas.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter reconvened the Council into Open Session at 6:17 p.m. as the City Attorney was stuck in traffic and could not hold this Executive Session without him present.

REGULAR AGENDA

1. **Consider, and act upon, Resolution No. 2026-12(R) of the City Council of the City of Wylie, Texas, accepting the proposed property tax rate for the fiscal year 2026-27; accepting the calculation of the no new revenue tax rate and the voter approval tax rate, establishing September 8, 2026 at 6:00 p.m. at the City of Wylie Municipal Complex for a public hearing and vote on the proposed property tax rate, and providing for the publication as provided by the Texas Property Tax Code, Chapter 26.**

Staff Comments

Finance Director Brown addressed the Council and presented the item.

Council Action

A motion was made by Councilman Duke, seconded by Councilman Pickens, to approve Resolution No. 2026-12(R) of the City Council of the City of Wylie, Texas, accepting the proposed property tax rate for the fiscal year 2026-27, accepting the calculation of the no new revenue tax rate and the voter approval tax rate, establishing September 8, 2026 at 6:00 p.m. at the City of Wylie Municipal Complex for a public hearing and vote on the proposed property tax rate, and providing for the publication as provided by the Texas Property Tax Code, Chapter 26. A vote was taken, and the motion passed 5-0, with Mayor Porter, Councilman Duke, Councilman Strang, Councilman Pickens, and Councilman Hoover voting for, and Councilman Williams and Mayor *Pro Tem* Mulliqi absent.

2. **Establish a date, time, and place to hold a Public Hearing on the fiscal year 2026-27 Proposed Budget so that all interested persons may be heard, either for or against any item in the proposed budget before final approval. The date, time and place for the hearing and final vote will be published in the City's official newspaper, as provided by the Texas Local Government Code, Section 102.006.**

Staff Comments

Finance Director Brown addressed the Council and presented the item.

Council Action

A motion was made by Councilman Hoover, seconded by Councilman Pickens, establishing September 8, 2026, at 6:00 p.m. in the Council Chambers of the Wylie Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas, as the date, time, and place at which the public hearing will occur, and Council will vote on the final budget. A vote was taken, and the motion passed 5-0 with Councilman Williams and Mayor *Pro Tem* Mulliqi absent.

3. **Discussion and consideration of all matters incident and related to calling a bond election to be held in the City of Wylie, Texas, including the adoption of Resolution No. 2026-13(R) pertaining thereto.**

Staff Comments

City Secretary Storm addressed the Council and presented the item, noting a few small changes to the Resolution since the agenda packet was published, converting all-caps text to sentence case.

Council Action

A motion was made by Councilman Pickens, seconded by Councilman Duke, to adopt Resolution No. 2026-13(R), as amended, calling a bond election to be held in the City of Wylie, Texas, on November 3, 2026, making provision for the conducting of the election and resolving other matters incident and related thereto. A vote was taken, and the motion passed 5-0 with Councilman Williams and Mayor *Pro Tem* Mulliqi absent.

4. **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 0.49 acres to allow for a drone delivery service from Wing. Property located at 707 Cooper Drive (ZC 2026-07).**

Staff Comments

Community Services Director Haskins addressed the Council and presented the item.

Applicant Comments

Ian Bright, representing Wing, addressed the Council, giving a presentation and answering questions from Council.

Public Hearing

Mayor Porter opened the public hearing on Item 4 at 6:37 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 6:37 p.m.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Hoover, to approve Item 4 as presented. A vote was taken, and the motion passed 5-0 with Councilman Williams and Mayor *Pro Tem* Mulliqi absent.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 6:39 p.m.

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. Receive legal advice from the City Attorney regarding Trinity Valley Ranch, LLC v. City of Wylie, Cause No. 493-02900-2024 assigned to the 493rd District Court and pending an appeal in the 5th Court of Appeals, Dallas, Texas.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter reconvened the Council into Open Session at 7:43 p.m.

5. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP) on 2.0 acres to allow for a warehouse distribution use. Property located at 31 Steel Road (ZC 2026-08).

Staff Comments

Community Services Director Haskins addressed the Council and presented the item.

Public Hearing

Mayor Porter opened the public hearing on Item 5 at 7:46 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 7:47 p.m.

Council Action

A motion was made by Councilman Duke, seconded by Councilman Strang, to approve Item 5 as presented. A vote was taken, and the motion passed 5-0 with Councilman Williams and Mayor *Pro Tem* Mulliqi absent.

6. **Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP), to allow for a major auto repair use with vehicle display and sales on 0.71 acres located at 1506 Martinez Lane (ZC 2026-09).**

Staff Comments

Community Services Director Haskins addressed the Council, presented the item, and answered questions.

Public Hearing

Mayor Porter opened the public hearing on Item 6 at 7:50 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 7:51 p.m.

Applicant Comments

Brian Fuller, applicant, addressed the City Council and answered questions from Council.

Council Action

A motion was made by Councilman Duke, seconded by Councilman Hoover, to approve Item 6 as presented. A vote was taken, and the motion passed 5-0 with Councilman Williams and Mayor *Pro Tem* Mulliqi absent.

7. **Consider, and act upon, the acceptance of the resignation of Alan Dayton, and the appointment of a new board member to the Wylie Economic Development Corporation to fill the term from August 11, 2026 to June 30, 2028.**

Council Comments

Mayor Porter stated that he would recommend tabling this Item until a future meeting, when the Mayor *Pro Tem* Mulliqi, who chaired the Interview Panel Subcommittee, is present.

Council Action

A motion was made by Mayor Porter, seconded by Councilman Strang, to table Item 7. A vote was taken, and the motion passed 5-0 with Councilman Williams and Mayor *Pro Tem* Mulliqi absent.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 7:56 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.

- ES2. 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).

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: 2021-11b, 2022-10d, 2023-1c, 2024-5a, 2024-8d, 2024-12c, 2025-4a, 2025-4d, 2025-10f, 2026-2l, 2026-3e, 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 10:04 p.m.

Council Action

A motion was made by Councilman Pickens, seconded by Councilman Strang, to authorize the WEDC to enter into a Performance Agreement with Project 2025-10f in an amount not to exceed \$2.65 million. A vote was taken, and the motion passed 5-0 with Councilman Williams and Mayor *Pro Tem* Mulliqi absent.

READING OF ORDINANCES

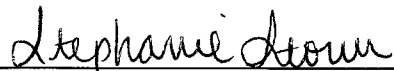
Title and caption approved by Council as required by Wylie City Charter, Article III, Section 13-D.

City Secretary Storm read the caption of Ordinance No. 2026-32 into the official record.

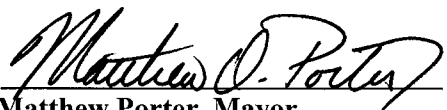
ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Pickens, to adjourn the meeting at 10:06 p.m. A vote was taken, and the motion passed 5-0 with Councilman Williams and Mayor *Pro Tem* Mulliqi absent.

ATTEST:


Stephanie Storm, City Secretary




Matthew Porter, Mayor