

Wylie City Council Regular Meeting Minutes

April 28, 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 6:01 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Councilman Todd Pickens, Councilman Scott Williams, Councilman Sid Hoover, 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; Marketing and Communications Director Craig Kelly; City Secretary Stephanie Storm; Police Chief Anthony Henderson; Assistant Parks and Recreation Director Brent Stowers; Library Director Ofilia Barrera; Finance Director Melissa Brown; Community Services Director Jasen Haskins; Public Works Director Tommy Weir; Operations Director James Brown; Human Resources Director Jennifer Beck; Wylie Economic Development Corporation Executive Director Jason Greiner; and various support staff.

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

Mayor Porter led the invocation, and Mayor *Pro Tem* Mulliqi led the Pledge of Allegiance to the U.S. and Texas Flags.

PRESENTATIONS & RECOGNITIONS

PR1. Small Business Week.

Mayor Porter presented a proclamation proclaiming the week of May 3-9, 2026, as Small Business Week in Wylie, Texas. Members of the EDC staff, Wylie Area Chamber of Commerce, and many small business owners were present to accept the Proclamation.

PR2. Shining the Wylie Way Student - Term 3.

Mayor Porter and Mayor *Pro Tem* Mulliqi presented a medallion to a student who demonstrated “Shining the Wylie Way.” Every nine weeks, one student from each WISD campus is chosen as the “Wylie Way Student.”

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.

No persons were present wishing to address the City 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 the April 14, 2026 Regular City Council Meeting minutes.**
- B. Consider, and act upon, the approval of the Scouting America-Cub Scout Pack 304 non-profit group to hold their Back to Scouting Bash 2026 event at the Olde City Park on August 1, 2026.**
- C. Consider, and act upon, approval of the Hope's Gate non-profit group to hold their Hope Under the Stars fundraising event at Olde City Park on October 24, 2026.**
- D. Consider, and act upon, the approval of the Wylie Area Youth Sports non-profit group to hold The Victory Young Classic 7v7 fundraising event at Founders Park on May 3, 2026.**
- E. Consider, and act upon, a Preliminary Plat of Lot 1, Block A of Integrity First addition, creating one commercial lot on 0.97 acres, property located at 990 N. State Highway 78.**
- F. Consider, and act upon, a Final Plat of Lot 1, Block A, Jericho Village, establishing one lot on 2.472 acres, located at 511 West Brown Street.**
- G. Consider, and act upon, a Final Plat establishing Lots 1 and 2, Block A of Galacino Lane Addition on 5.465 acres in the City of Wylie Extra-Territorial Jurisdiction, property located at 950 Galacino Lane.**
- H. Consider, and act upon, a Final Plat for Lewis Ranch Phase 2, establishing 123 residential lots on 23.030 acres, property generally located at the southeast corner of North State Highway 78 and Wylie East Drive.**
- I. Consider, and act upon, Ordinance No. 2026-16 amending Planned Development 2003-01 (PD 2003-01) to Planned Development (PD) on approximately 31.65 acres. Property generally located on the southwest corner of FM 544 and Woodbridge Pkwy. (ZC 2026-02).**
- J. Consider, and act upon, Ordinance No. 2026-17 releasing a portion of the City of Wylie's Extraterritorial Jurisdiction, consisting of one tract of land totaling 0.39 acres located at 4013 North State Highway 78.**
- K. Consider, and act upon, adoption of amended Rules and Procedures for the Planning and Zoning Commission to reflect changes to State Law, City Ordinances, and other matters.**
- L. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of March 31, 2026.**
- M. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for March 31, 2026.**
- N. Consider, and place on file, the City of Wylie Monthly Investment Report for March 31, 2026.**
- O. Consider, and act upon, Ordinance No. 2026-18 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.**
- P. Consider, and act upon, the award of agreement #W2026-60 to Fuquay, Inc. for repairs and rehabilitation of 480 feet of the 21-inch sewer main, in the estimated amount of \$190,140.00, through a cooperative purchasing contract with Buyboard and authorizing the City Manager to execute any and all necessary documents.**
- Q. Consider, and act upon, the contract amendment for PSPO #W2019-8-E for East FM 544 (Stone Road) Phase 3 Improvements from north of Alfred Drive to Vinson Road to Freese & Nichols, Inc. in the**

amount of \$65,000.00 and authorizing the City Manager to execute any necessary documentation.

- R. Consider, and act upon, authorizing the Mayor to enter into a Cooperative Agreement for additional Law Enforcement Services, between the City of Wylie, Lavon Lake, Texas, and the U.S. Army Corps of Engineers, initiating Agreement No. W9126G26QA045 from May 22, 2026, through September 12, 2026, for a sum not to exceed \$43,052.52, and an optional year from May 21, 2027, through September 11, 2027, for a sum not to exceed \$43,052.52, with a total two-year agreement sum not to exceed \$86,105.04.
- S. Consider, and act upon, Resolution No. 2026-07(R) authorizing the City of Wylie to submit a grant application to the Motor Vehicle Crime Prevention Authority for the 2027 Motor Vehicle Crime Prevention Authority Grant Program and providing an effective date.

Council Action

A motion was made by Councilman Williams, seconded by Councilman Duke, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 7-0.

REGULAR AGENDA

1. Consider, and act upon, the appointment of a board member to the North Texas Municipal Water District (NTMWD) Board to fill an expired term of June 1, 2026 to May 31, 2028.

Council Action

A motion was made by Mayor *pro tem* Mulliqi, seconded by Councilman Williams, to appoint Marvin Fuller to the North Texas Municipal Water District (NTMWD) Board of Directors for a term to begin June 1, 2026 and end May 31, 2028. A vote was taken, and the motion passed 7-0.

2. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Light Industrial to Planned Development - Light Industrial (PD-LI) on 59.769 acres generally located at 611 Sanden Blvd. and 2101 and 2111 W. FM 544 (ZC 2026-03).

Applicant

Raphael Alterman, representing St. John Properties, Bill Dahlstrom, representing Jackson Walker, and Christy Lambeth, representing Lambeth Engineering, addressed the Council, giving a presentation and answering questions from the Council.

Public Hearing

Mayor Porter opened the public hearing on Item 2 at 6:52 p.m., asking anyone present wishing to address the Council to come forward.

Jacki Tobar addressed the Council regarding the proposed development.

Mayor Porter closed the public hearing at 6:54 p.m.

Council Comments

Council reached consensus on key conditions, including: a data center cap of 56,120 sq. ft.; a mini-storage cap of 10,000 sq. ft. by right, or larger via Special Use Permit; no standalone vehicle service; added outdoor safety requirements; and taking into account staff-recommended conditions.

Council Action

A motion was made by Mayor Porter, seconded by Councilman Hoover, to approve staff drafting the ordinance with the discussed conditions, and the recommendation for the removal of M and N as stated by staff. A vote was taken, and the motion passed 6-1 with Mayor *Pro Tem* Mulliqi voting against.

Mayor Porter recessed the City Council for a break at 7:57 p.m.
Mayor Porter reconvened the City Council into Regular Session at 8:06 p.m.

Council Action

A motion was made by Councilman Pickens, seconded by Councilman Strang, to reconsider Item 2. A vote was taken, and the motion passed 7-0.

Mayor Porter stated there may have been confusion about the direction provided regarding the maximum size of the data center building. After discussion, the majority of the Council requested that the maximum size of a data center be restricted to 10,000 square feet. Alterman, the applicant, responded that limiting it to that size would hinder the project and proposed the smallest building size, roughly 30,000 square feet. After discussion, the majority of the Council agreed on a restriction for a data center to the smallest building size.

Council Action

A motion was made by Mayor Porter, seconded by Councilman Strang, to approve staff drafting the ordinance with the changes presented, including the smallest building being called out, the 10,000 square feet on the storage being called out, and the removal of M and N, as staff pointed out. A vote was taken, and the motion passed 6-1 with Mayor *Pro Tem* Mulliqi voting against.

- 3. Consider, and act upon, Ordinance No. 2026-19 establishing a Citizens Bond Advisory Committee; providing for the scope and authority of the Committee; providing for the appointment of its members; and providing for an effective date.**

Staff Comments

City Secretary Storm addressed the Council, stating that the proposed ordinance is based on direction from the last Council work session, with the one change being to require a minimum of three meetings instead of four. Storm, for the sake of brevity, read the names recommended to serve on the Committee including Mayor Porter designees Zewge Kagnev and DJ Shirley, Councilman Duke designees Michael Scherwin and Aleksandra Rolfson, Councilman Strang designees Sandra Stone and Allison Stowe, Councilman Pickens designees Chris Smith and Mark Malhiot, Councilman Williams designees Kimberly Kraymer and Chantelle McMurrian, Councilman Hoover designees Dwight Johnson and Glenn Barton, Mayor *Pro Tem* Mulliqi designees Mitch Herzog and Matt Atkins, Planning and Zoning Commission designee Joshua Butler, and Wylie Economic Development Corporation designee Harold Smith.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Pickens, to approve Ordinance No. 2026-19 establishing a Citizens Bond Advisory Committee; providing for the scope and authority of the Committee; and appointing the members stated by staff to the Committee. A vote was taken, and the motion passed 7-0.

WORK SESSION

Mayor Porter convened the Council into a Work Session at 8:18 p.m.

WS1. Wylie Police Department Overview.

Police Chief Henderson gave an overview of the Police Department and answered questions from the Council.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 9:07 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 9:08 p.m.

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).

ES1. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2022-10c, 2022-10d, 2024-2d, 2024-5a, 2024-8d, 2024-12c, 2025-4a, 2025-9a, 2025-10f, 2026-3e, and 2026-4b.

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.

ES3. Discuss the relocation of the Stonehaven House.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 10:28 p.m.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Duke, to authorize the WEDC to enter into a Performance Agreement with Project 2025-10f in an amount not to exceed \$2.5 million. A vote was taken, and the motion passed 7-0.

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. 2026-16, 2026-17, 2026-18, and 2026-19 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Mayor *Pro Tem* Mulliqi, to adjourn the meeting at 10:31 p.m. A vote was taken, and the motion passed 7-0.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary