Wylie City Council Regular Meeting Minutes

October 27, 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 (6:54 p.m.), Councilman Todd Pickens, Councilman Scott Williams, and Mayor *Pro Tem* Gino Mulliqi. Councilman Sid Hoover was absent.

Staff present included: Interim City Manager Renae Ollie; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Finance Director Melissa Brown; Digital Media Specialist Kristina Kelly; City Secretary Stephanie Storm; Assistant Police Chief Tommy Walters; Parks and Recreation Director Carmen Powlen; Municipal Court Administrator Lisa Mangham; Community Services Director Jasen Haskins; Public Works Director Tommy Weir; Wylie Economic Development Corporation Executive Director Jason Greiner; City Attorney Richard Abernathy; and various support staff.

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

Mayor Matthew Porter led the Invocation, and Councilman Williams led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

PR1. Shining the Wylie Way Students - Term 1.

Mayor Porter, WISD Superintendent Dr. Kim Spicer, and WISD Board Member Stacie Smith 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."

PR2. NTMWD's 75th Anniversary.

Marvin Fuller and Keith Stephens, representing the North Texas Municipal Water District (NTMWD) Board of Directors, gave a brief presentation and showed a video commemorating the 75th anniversary, celebrating the spirit of cooperation and unity that helps shape the legacy, and presenting Mayor Porter with a water-drop sculpture.

PR3. Texas Arbor Day.

Mayor Porter proclaimed November 6, 2026, as Arbor Day in Wylie, Texas. Carmen Powlen, Parks and Recreation Director, accepted the proclamation.

PR4. Municipal Court Week.

Councilman Strang took his seat at the dais at 6:54 p.m.

Mayor Porter presented a proclamation proclaiming November 2-6, 2026, as Municipal Court Week. Municipal Court staff accepted 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.

No persons were 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 the October 13, 2026 Regular City Council Meeting minutes.

B. Consider, and act upon, an agreement authorizing the appointment of Art Maldonado as Presiding Municipal Court Judge for the City of Wylie effective November 1, 2026, setting terms and stipend of service.

C. Consider, and act upon, an agreement authorizing the appointment of Ashley McSwain as Associate Municipal Court Judge for the City of Wylie effective November 1, 2026, setting terms and stipend of service.

D. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of August 31, 2026.

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

F. Consider, and place on file, the City of Wylie Monthly Investment Report for September 30, 2026.

G. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for September 30, 2026.

H. Consider, and act upon, the approval of Amendment No. 1 in the estimated amount of $81,200.00 authorizing the Interim City Manager to execute Amendment No. 1 to the professional services agreement with Kimley-Horn for the FM 544 Street Lighting and Signal Improvements project, including traffic signal design improvements along SH 78 from Alanis Drive to Wylie East Drive.

I. Consider, and act upon, approval of the purchase of one (1) Frazer Type I 14' XT Ambulance Module from Frazer, LTD through the Houston-Galveston Area Council (HGAC) cooperative purchasing contract in a base amount of $384,244.79, establishing a total project budget of $402,000.00 (inclusive of a contingency for potential change orders), and authorizing the Interim City Manager to execute all necessary documents.

J. Consider, and act upon, the approval to purchase MSA G1 Airpacks and associated safety systems equipment from CASCO Industries, LTD, through a Buyboard cooperative purchasing contract in the estimated amount of $914,099.79, and authorize the Interim City Manager to execute all necessary documents.

K. Consider, and act upon, approval of an agreement with Fuquay, Inc. for repairs and rehabilitation of Phase II of 1,195 feet of the 24-inch sewer main, through a Buyboard cooperative purchasing contract in the estimated amount of $435,035.00, and authorize the Interim City Manager to execute all necessary documents.

L. Consider, and act upon, Ordinance No. 2026-44 for a change in zoning from Planned Development - Commercial Corridor District (PD-CC) to Planned Development - Commercial Corridor (PD-CC) to allow for an additional drive-through restaurant and a health club on 10.485 acres generally located on the southeast corner of State Highway 78 and Kreymer Lane (ZC 2026-12).

M. Consider, and act upon, Ordinance No. 2026-45 for a change in zoning from Planned Development Single-Family District (PD/SF) to Planned Development Single-Family (PD/SF) to remove references, rights and obligations with respect to the Stonehaven House. Property generally located at the northwest corner of Ballard Avenue and Alanis Drive (ZC 2026-13).

N. Consider, and act upon, Ordinance No. 2026-46 releasing a portion of the City of Wylie's Extraterritorial Jurisdiction, consisting of one tract of land totaling 4.95 acres located at 1945 E. FM 544.

O. Consider, and act upon, Resolution No. 2026-23(R), ratifying Lety Yanez as Acting City Manager in the absence of Renaé Ollie, Interim City Manager.

Staff requested that Item C be pulled from the Consent Agenda and considered individually.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Duke, to approve Consent Agenda Items A, B, D-O as presented. A vote was taken, and the motion passed 6-0, with Councilman Hoover absent.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 7:04 p.m.

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.
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. Consider and receive legal advice from the City Attorney regarding Trinity Valley Ranch, LLC v. City of Wylie, in Cause No. 493-02900, pending in the 493rd District Court in Collin County, Texas.

RECONVENE INTO OPEN SESSION
Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 8:16 p.m.

REGULAR AGENDA

C. Consider, and act upon, an agreement authorizing the appointment of Ashley McSwain as Associate Municipal Court Judge for the City of Wylie effective November 1, 2026, setting terms and stipend of service.

Council Comments

Mayor Porter stated that the contract in the agenda packet was updated, and the updated version was shared with the Council for consideration.

Council Action
A motion was made by Councilman Williams, seconded by Councilman Duke, to approve Item C with revisions. A vote was taken, and the motion passed 6-0, with Councilman Hoover absent.

1. Consider, and act upon, the approval of a Cross Access Easement and Use Restriction Agreement between the City of Wylie, Texas, and Costco Wholesale Corporation, and authorize the Mayor to execute the agreement.

Staff Comments
WEDC Executive Director Greiner addressed the Council, stating that the Cross Access Easement and Use Restriction Agreement in the agenda packet was revised, and an updated version was shared with the Council for consideration. Greiner answered questions from the Council.

Council Action
A motion was made by Councilman Strang, seconded by Councilman Duke, to approve Item 1 with revisions. A vote was taken, and the motion passed 6-0, with Councilman Hoover absent.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 8:23 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: 2022-10d, 2024-8d, 2024-12c, 2025-1a, 2025-10f, 2026-3e, and 2026-5j.

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.

ES4. City Manager Contract.

RECONVENE INTO OPEN SESSION
Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 11:52 p.m.

Council Action
A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Strang, to reaffirm Renae Ollie as Interim City Manager and appoint her as the future City Manager beginning January 5, 2027, and authorizing the Mayor to sign the contract from legal. A vote was taken, and the motion passed 6-0, with Councilman Hoover 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 captions of Ordinance Nos. 2026-44, 2026-45, and 2026-46 into the official record.

ADJOURNMENT

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Pickens, to adjourn the meeting at 11:56 p.m. A vote was taken, and the motion passed 6-0, with Councilman Hoover absent.

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Matthew Porter, Mayor

ATTEST:

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Stephanie Storm, City Secretary