

Wylie City Council Regular Meeting

August 24, 2021 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS & RECOGNITIONS

PR1. Presentation by American Legion Hale-Combest Post 315 for 2020 and 2021 American Legion Firefighter and EMT/Paramedic of the Year.

PR2. Recognition of Assistant Chief of Police Tommy Walters.

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.

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 10, 2021 Regular City Council Meeting minutes.
- B. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for July 31, 2021.
- C. Consider, and place on file, the City of Wylie Monthly Investment Report for July 31, 2021.
- D. Consider, and act upon, Resolution No. 2021-23(R) authorizing the City Manager to execute a Joint General and Special Election Services Contract between the City of Wylie and the Collin County Elections Administrator to be administered by the Collin County Elections Administrator for the November 2, 2021 Wylie Special Election.
- E. Consider, and act upon, Resolution No. 2021-24(R) authorizing the City Manager to execute a Joint General and Special Election Services Contract between the City of Wylie and the Dallas County Elections Administrator to be administered by the Dallas County Elections Administrator for the November 2, 2021 Wylie Special Election.
- F. Consider, and act upon, Resolution No. 2021-25(R) authorizing the City Manager to execute a Joint General and Special Election Services Contract between the City of Wylie and the Rockwall County Elections Administrator to be administered by the Rockwall County Elections Administrator for the November 2, 2021 Wylie Special Election.

- G. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of July 31, 2021.
- H. Consider, and act upon, a Preliminary Plat of Serene Villas creating 67 residential lots and five HOA lots on 21.910 acres, generally located on Kreymer Lane, approximately 1400' north of E. Stone Road.
- I. Consider, and act upon, a Final Plat, being a replat of Creekwood Country Estates, establishing five lots on 21.337 acres, generally located southeast from the intersection of Hunters Glen Drive and Whitley Road.
- J. Consider, and act upon, Ordinance No. 2021-41 for a change of zoning from Neighborhood Services (NS) to Planned Development (PD-NS), amending PD 2015-17, to allow for commercial development on 2.00 acres, located east of and adjacent to 650 Country Club Road. (ZC2021-17)
- K. Consider, and act upon, Ordinance No. 2021-42 for a change of zoning from Agricultural District (AG/30) to Planned Development - Single Family (PD-SF), to allow for single family development on 1.83 acres generally located at the southwest corner of Brown Street and WA Allen Boulevard. (ZC2021-19)
- L. Consider, and act upon, a park event application for Wylie ISD Council of PTA's Family Movie Night in the Park fundraiser on October 16, 2021 at Olde City Park.
- M. Consider, and act upon, the acceptance of the resignation of Historic Review Commission member Bethany Sullivan and appointment of Kali Patton to fill the unexpired term of July 2021 to June 2023.

REGULAR AGENDA

- 1. Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Commercial Corridor (CC) to Planned Development (PD-CC), to allow for a convenience store with motor fueling, a restaurant with drive-through service, truck fueling and an automatic car wash. (ZC2021-20)
- 2. Hold a Public Hearing, consider, and act upon, Ordinance No. 2021-43 adopting a budget for all City funds, including the Wylie Economic Development Corporation (4A) and the Wylie Parks and Recreation Facilities Development Corporation (4B) and appropriating resources for Fiscal Year 2021-2022 beginning October 1, 2021 and ending September 30, 2022.
- 3. Consider, and act upon, approving the property tax revenue increase reflected in the budget.
- 4. Hold a Public Hearing on the proposed tax rate of \$0.643751 per \$100 assessed valuation for fiscal year 2021-2022 and provide all interested persons an opportunity to be heard, either for or against the tax rate.
- 5. Consider, and act upon, Ordinance No. 2021-44 fixing the M&O tax rate/levy for the Tax Year 2021 and Budget Year 2021-2022 at \$0.491864 per \$100 assessed valuation.
- 6. Consider, and act upon, Ordinance No. 2021-44 fixing the I&S tax rate/levy for the Tax Year 2021 and Budget Year 2021-2022 at \$0.151887 per \$100 assessed valuation.
- 7. Consider, and act upon, a recommendation to the Wylie City Council for the final artist and design for Fire Station #4 Public Art Project at a cost not to exceed \$81,000.

RECESS CITY COUNCIL

CALL TO ORDER THE WYLIE PARKS & RECREATION FACILITIES DEVELOPMENT CORPORATION (4B)

1. Consider, and act upon, approval of August 25, 2020 Regular Wylie Parks and Recreation Facilities Development Corporation (4B) meeting minutes.
2. Consider, and act upon, approval of the FY 2021-2022 4B Budget and authorize expenditures for the FY 2021-2022 Community Services Facilities Capital Improvement Plan.

ADJOURN 4B BOARD

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

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 FM 544/Cooper, Jackson/Oak, and State Hwy 78/Brown.

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: 2017-10a, 2020-11b, 2021-4a, 2021-6a, and 2021-8a.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

READING OF ORDINANCES

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

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on August 20, 2021 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the City Council at the date, hour and place given in this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

- § 551.071 – Private consultation with an attorney for the City.
- § 551.072 – Discussing purchase, exchange, lease or value of real property.
- § 551.074 – Discussing personnel or to hear complaints against personnel.
- § 551.087 – Discussing certain economic development matters.
- § 551.073 – Discussing prospective gift or donation to the City.
- § 551.076 – Discussing deployment of security personnel or devices or security audit.