

Wylie City Council Regular Meeting

August 09, 2022 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS & RECOGNITIONS

PR1. Recognize Wylie's Better Cities for Pets program designation.

PR2. Presentation of North American Hazardous Materials Management Association award to the City of Wylie.

PR3. Recognizing August 2022 as Black-Owned Business Month.

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 July 26, 2022 Regular City Council Meeting minutes.
- B. Consider, and act upon, approval of the Park Event Application from North Star Dance Project to hold a Fall Dance Fest event at Olde City Park on October 9, 2022.
- C. Consider, and act upon, Ordinance No. 2022-51 for a change in zoning from Commercial Corridor - Special Use Permit (CC-SUP) to Planned Development - Commercial Corridor (PD-CC) to allow for a distillery, events center, and food truck park on 2.02 acres located at 702 North State Highway 78 (ZC 2022-11).
- D. Consider, and act upon, a Preliminary Plat of Lots 1, 2 and 3, Block A of LI 78 Logistics Center, establishing three lots on 22.052 acres, generally located on the southwest corner of State Highway 78 and Wylie East Drive.
- E. Consider, and act upon, a Final Plat of Lot 2R, Block 1 of the Platinum Storage Country Club Addition, being a Replat of Lot 2, Block 1 of Platinum Storage Country Club Addition and two acres of tract 22 of the Charles Atterbury Survey, establishing one commercial lot on 10.40 acres, located at 570 Country Club Rd.
- F. Consider, and act upon, Resolution No. 2022-21(R) authorizing the City Manager to execute an Interlocal Agreement between the City of Wylie and Collin County for county road and bridge improvements that are located within City limits in accordance with Court Order No. 2021-109-02-01.

- G. Consider, and act upon, approval of Ordinance No. 2022-52 amending Wylie's Code of Ordinances, Ordinance No. 2021-17 as amended, Appendix C (Wylie Comprehensive Fee Schedule), Section I (Water and Sewer Fees), Subsection B (Water Rates), and Subsection C (Sewage Collection and Treatment Rates).
- H. Consider, and act upon, the award of a professional services project order (PSPO) #W2022-111-E for the Traffic Signal Design for the Intersection of McCreary Road and Hensley Lane to Garver, LLC in the amount of \$55,223.50, and authorizing the City Manager to execute any necessary documents.
- I. Consider, and act upon, Resolution No. 2022-22(R), of the City Council of the City 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 2022 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; approving an attached exhibit regarding amortization of regulatory liability; 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.

REGULAR AGENDA

- 1. Consider, and act upon, Resolution No. 2022-23(R) of the City Council of the City of Wylie, Texas, accepting the proposed property tax rate for the fiscal year 2022-23, accepting the calculation of the no new revenue tax rate and the voter approval tax rate, establishing August 23, 2022 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.
- 2. Establish a date, time and place to hold a Public Hearing on the fiscal year 2022-2023 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 the final vote will be published in the City's official newspaper, as provided by the Texas Local Government Code, Section 102.006.
- 3. Consider, and act upon, Resolution No. 2022-24(R) of the City Council of the City of Wylie, Texas to approve emergency repairs of a drainage pipe generally located at 403 Bentwood Drive from Moss Utilities in the estimated amount of \$200,000.00.
- 4. Consider, and act upon, the acceptance of the resignation of Sandra Stone and appointment of Laurie Sargent as a new board member to the City of Wylie Cemetery Advisory Board to fill the term of August 2022 to June 30, 2023.

WORK SESSION

WS1. Discuss Senior Recreation Center Renovation Project.

WS2. Discuss dog park and splash pad schematic designs - Joint Work Session with Parks and Recreation 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 Ballard/Brown, Brown/Eubanks, FM 1378/Parker, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, State Hwy 78/Alanis, 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: 2020-11b, 2021-2d, 2021-4a, 2021-5a, 2021-6a, 2021-6c, 2021-8a, 2021-9a, 2021-9e, 2021-9f, 2021-11a, 2021-12a, 2021-12b, 2022-1a, 2022-7a, 2022-7b, and 2022-7c.

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 5, 2022 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.