

# Wylie City Council Regular Meeting

February 09, 2021 – 6:00 PM

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



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## CALL TO ORDER

## INVOCATION & PLEDGE OF ALLEGIANCE

## PRESENTATIONS

PR1. Proclamation for Black History 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 January 26, 2021 Regular City Council and Work Session Meeting Minutes.
- B. Consider, and act upon, Ordinance No. 2021-07 amending Article IV (Speed) of Section 110-133 (School Zones) of the Wylie Code of Ordinances, establishing a school zone for certain streets; establishing prima facie maximum speed limits during school hours in such zone; removing the school zone for certain street(s); providing for the installation of signs and markings; regulating vehicular and pedestrian traffic; providing for a penalty for the violation of this ordinance, providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.
- C. Consider, and act upon, Ordinance No. 2021-08, amending Planned Development 99-32, to allow for a change to the maximum fence height, on 327.5 acres generally located north and east of McMillen Road and McCreary Road (ZC 2020-19).
- D. Consider, and act upon, Interlocal Cooperation Agreements, with modifications, for Jail Services between the City of Wylie and the cities of Murphy and Parker, and authorizing the City Manager to execute any necessary documents.
- E. Consider, and act upon, Ordinance No. 2021-09 of the City Council of the city of Wylie, Texas, amending Wylie's Code of Ordinances, Ordinance No. 2005-07, as amended, Appendix C (Wylie Comprehensive Fee Schedule), Section III (Construction Permits and Fees), Section IV (Engineering Fees), Section V (Impoundment, Boarding and Adoption Fees), Section VI (Planning and Zoning), Section VIII (Public Library), Section X (Water and Sewer Tap Fees); modifying the amount of certain fees and charges for City services and other items; providing a savings/repealing clause, severability clause, penalty clause and an effective date; and providing for the publication of the caption hereof.

## REGULAR AGENDA

1. Consider, and act upon, authorizing the City Manager to sign a Development Agreement, between the City of Wylie and Wylie Lake Park LD, LLC regarding the use of building materials for the development of a townhome planned development generally located at the northwest corner of County Line Road and Troy Road.

2. **Tabled from 01-26-2021**  
*Remove from table and consider*

Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Multi-Family (MF) to Planned Development - Multifamily (PD-MF), to allow for townhome development on 26.653 located at the northwest corner of County Line Road and Troy Road. (ZC 2020-17).

3. Discussion and consideration of all matters incident and related to the issuance and sale of “City of Wylie, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2021”, including the adoption of Ordinance No. 2021-10 authorizing the issuance of “City of Wylie, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2021”; specifying the terms and features of said certificates; providing for the payment of said Certificates of Obligation by the levy of an ad valorem tax upon all taxable property within the City and a limited pledge of the net revenues derived from the operation of the City’s waterworks and sewer system; providing the terms and features of such certificates and resolving other matters incident and relating to the issuance, payment, security, sale and delivery of said certificates, including the approval and execution of a paying agent/registrar agreement and the approval and distribution of an official statement pertaining thereto; and providing an effective date.
4. Discussion and consideration of all matters incident and related to the issuance of “City of Wylie, Texas, General Obligation Refunding Bonds, Series 2021”, including the adoption of Ordinance No. 2021-11 authorizing the issuance of “City of Wylie, Texas, General Obligation Refunding Bonds, Series 2021”; levying a continuing direct annual ad valorem tax for the payment of said bonds; providing for the redemption of certain outstanding obligations of the city; and resolving other matters incident and related to the issuance, sale, payment and delivery of said bonds, including the approval and execution of a paying agent/registrar agreement and the approval and distribution of a preliminary official statement and an official statement; and providing an effective date.
5. Consider, and act upon, Resolution No. 2021-04(R) of the City Council of the City of Wylie, Collin, Dallas and Rockwall Counties, Texas, amending Resolution No. 2021-03(R), which ordered a General Election to be held on May 1, 2021, for the purpose of electing the positions of two Council members (Place 2 and Place 4) of the Wylie City Council, to hold office for a period of three years; designating locations of polling places and providing a repealing clause.
6. Consider, and act upon, Resolution No. 2021-05(R) of the City Council of the City of Wylie, Collin, Dallas and Rockwall Counties, Texas, Appointing Election Officials for the General Election on May 1, 2021, for the purpose of electing the positions of two Council members (Place 2 and Place 4) of the Wylie City Council.
7. Consider, and act upon, Resolution No. 2021-06(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 May 1, 2021 Wylie General Election.

## WORK SESSION

WS1. Presentation by Agape Resource & Assistance Center - Affordable and Desirable Housing to Wylie.

WS2. Discuss ongoing efforts for Wylie Fire Rescue grant funding.

WS3. Discuss the progress of the AMI project.

WS4. Discuss Lake Lavon Study – 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 FM 544 and Cooper, Jackson and Oak, and State Hwy 78 and Ballard.

ES2. Consider the sale or acquisition of properties located along Skyview Drive, and Country Club Road.

### **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 2017-10a, 2018-8c, 2020-10b, and 2020-11b.

## **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 February 5, 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.

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*Stephanie Storm, City Secretary*

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*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.