

# Wylie City Council Regular Meeting

April 22, 2025 – 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

Pledge of Allegiance - Cub Scout Troop 418.

## PRESENTATIONS & RECOGNITIONS

PR1. 2024 Achievement of Library Excellence Award and National Library Week.

PR2. Small Business Week.

## 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 April 8, 2025 Regular City Council Meeting minutes.
- B. Consider, and act upon, a Preliminary Plat of Lots 1, Block A of Dura Pier Foundation Addition, establishing one commercial lot on 2.394 acres. Property located at 339 Hooper Road.
- C. Consider, and act upon, an amended plat being a Final Plat of Lot 7R, Block A of The Greenway Addition, establishing one commercial lot on 1.215 acres. Property located at 961 S. Westgate Way.
- D. Consider, and act upon, Ordinance No. 2025-16 for a change in zoning from Planned Development 2011-29 (PD 2011-29) to Planned Development 2011-29 - Special Use Permit (PD 2011-29-SUP) on 5.80 acres to allow for a Farmer's Market use. Property located at 711 Woodbridge Parkway (ZC 2025-01).
- E. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for March 31, 2025.
- F. Consider, and act upon, the City of Wylie Monthly Investment Report for March 31, 2025.
- G. Consider, and act upon, the approval of the purchase of five (5) Chevy trucks for Public Works and Parks in an estimated amount of \$325,413.00 from Sam Packs Five Star Chevrolet through a cooperative purchasing agreement with BuyBoard and authorizing the City Manager to execute any and all necessary documents.

- H. Consider, and act upon, Purchase No. W2025-104 from Consolidated Traffic Controls, Inc. in an estimated amount of \$346,411.00 for the acquisition of equipment for signal improvements through a cooperative purchasing agreement with HGACBuy (Houston-Galveston Area Council of Governments).
- I. Consider, and act upon, the award of Request for Bids No. W2025-96 for the construction of three signalized intersections to Road Solutions, LLC in the amount of \$1,085,895.41 and authorizing the City Manager to execute any and all necessary documents.

## **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, 2025 to May 31, 2027.
- 2. Consider, and act upon, a Preliminary Plat of Country Club Estates creating 173 residential lots and seven HOA lots on 59.755 acres, generally located at 1755 FM 1378 and 1813 and 2241 McMillen Road.
- 3. Consider, and act upon, authorizing the City Manager to sign a Development Agreement pending Annexation, between the City of Wylie and Wylie 33, LLC for the development of a manufactured home community generally located on the east side of East FM 544 at Alanis Drive.
- 4. Consider, and act upon, authorizing the City Manager to sign a Annexation Services Agreement pending Annexation, between the City of Wylie and Wylie 33, LLC for the development of a manufactured home community generally located on the east side of East FM 544 at Alanis Drive.
- 5. Hold a public hearing, consider, and act upon, Ordinance No. 2025-17 authorizing the annexation of a 47.97-acre tract of land out of the A. West Survey, Abstract No. 979 and the J. Shelby Survey, Abstract No. 819, situated in Collin County, which is contiguous and adjacent to the City of Wylie, in Collin County, Texas A2025-01.
- 6. Hold a public hearing, consider, and act upon, Resolution No. 2025-10(R) consenting to the inclusion of the City's extraterritorial jurisdiction within the boundaries of the proposed Collin County Emergency Services District No. 1, in response to a petition for the creation of Collin County Emergency Services District No. 1 pursuant to Chapter 775 of the Texas Health and Safety Code.
- 7. Consider, and act upon, the approval of an Assignment and Assumption of Fire Protection Agreement between the City of Wylie, Texas and Inspiration Residential Association, Inc. in favor of Collin County Water Control and Improvement District No. 3 and authorizing the City Manager to execute any necessary documents.
- 8. Consider, and act upon, the recommendation to reject all bids for W2025-87 Stone Road Maintenance Activities.
- 9. Consider, and act upon, Ordinance No. 2025-18 amending Ordinance No. 2024-25, which established the fiscal year 2024-2025 budget, providing for repealing, savings, and severability clauses, and the effective date of this ordinance.

## **WORK SESSION**

WS1. Wylie Public Works Department update and Five-Year Plan.

## **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 Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, 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).

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: 2022-1b, 2022-1c, 2023-1c, 2023-2d, 2023-11b, 2024-2d, 2024-5a, 2024-5f, 2024-7a, 2024-8d, 2024-9d, 2024-12a, 2024-12c, 2025-1a, 2025-1f, 2025-2a, 2025-3a, 2025-3b, 2025-3d, 2025-4a, 2025-4b, 2025-4c, 2025-4d, 2025-4e, and 2025-4f.

## **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 April 18, 2025 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.