



# Wylie City Council

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## NOTICE OF MEETING

### Regular Meeting Agenda

**January 12, 2021 - 6:00 PM**  
**Wylie Municipal Complex**  
**Council Chambers**  
**300 Country Club Road, Building #100**  
**Wylie, Texas 75098**

**Matthew Porter** ..... Mayor  
**David R. Duke** ..... Place 1  
**Dave Strang** ..... Place 2  
**Jeff Forrester** ..... Mayor Pro Tem  
**Candy Arrington** ..... Place 4  
**Timothy T. Wallis, DVM** ..... Place 5  
**Garrett Mize** ..... Place 6  
**Chris Holsted** ..... City Manager  
**Richard Abernathy** ..... City Attorney  
**Stephanie Storm** ..... City Secretary

*In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: [www.wylietexas.gov](http://www.wylietexas.gov) within the required time frame. The entire Agenda Packet has also been posted on the City of Wylie website: [www.wylietexas.gov](http://www.wylietexas.gov).*

*The Mayor and City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.*

*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.*

#### CALL TO ORDER

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*Announce the presence of a Quorum*

#### INVOCATION & PLEDGE OF ALLEGIANCE

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#### PRESENTATIONS

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**PS1. Wylie Way Shining Star Students.**

**PS2. Sarah Fuller Day.**

## CITIZENS COMMENTS ON NON-AGENDA ITEMS

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*Residents may address Council regarding an item that is not listed on the Agenda. Residents must fill out a non-agenda form prior to the meeting in order to speak. Council requests that comments be limited to three (3) minutes. In addition, Council is not allowed to converse, deliberate, or take action on any matter presented during citizen participation.*

## CONSENT AGENDA

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*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 Minutes of December 8, 2020 Regular Meeting and Work Session and December 21, 2020 Special Called Meeting of the Wylie City Council.**
- B. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of November 30, 2020.**
- C. Consider, and act upon, the authorization of an Interlocal Agreement between Collin County, Texas and the Rita and Truett Smith Public Library for library services in the amount of \$6,868.00 for Fiscal Year 2020-2021, and authorizing the City Manager to execute any and all necessary documents.**
- D. Consider, and act upon, a preliminary plat for Muddy Creek Wastewater Treatment Plant Addition, to create one lot on 50.38 acres, located at 5401 Pleasant Valley Road.**
- E. Consider, and act upon, a final plat for Muddy Creek Wastewater Treatment Plant Addition, to establish one lot on 50.38 acres, located at 5401 Pleasant Valley Road.**
- F. Consider, and act upon, a final plat for Liberty Private School Addition, being a replat of Lot 1, Block A, to establish two ETJ lots, property located at 1435 East FM 544, in the City of Wylie's Extra Territorial Jurisdiction.**
- G. Consider, and act upon, Ordinance No. 2021-01, amending Zoning Ordinance (2007-23) Article 2, Section 2.5.C Accessory Structures, as it relates to the development standards of accessory structures and carports. (ZC 2020-14).**
- H. Consider, and act upon, Ordinance No. 2021-02, amending Zoning Ordinance (2006-04) Article 5, Sections 5.1.F Land Use Charts and 5.2.F Listed Uses, as they relate to the Automotive Repair, Minor use (ZC 2020-15).**
- I. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for November 30, 2020.**
- J. Consider, and place on file, the City of Wylie Monthly Investment Report for November 30, 2020.**
- K. Consider, and act upon, the award of RFP #W2021-3-A for an Electronic Bill Presentment and Payment Provider for Utility Billing Department (EBPP); to Invoice Cloud Inc. in the estimated annual amount of \$160,000.00, and authorizing the City Manager to execute any and all necessary documents.**

- L. Consider, and act upon, the approval of the purchase of Tahoe SSV vehicles and in the estimated amount of \$74,092.00 through an inter-local purchasing agreement with The Sheriffs' Association of Texas, and authorizing the City Manager to execute any necessary documents.**
- M. Consider, and act upon, the approval of a Clinical Education Affiliation Agreement between City of Wylie EMS and Wylie Independent School District, and authorizing the City Manager to execute any necessary documents.**
- N. Consider, and act upon, the approval of the purchase of vehicle safety equipment and services in an estimated annual amount of \$100,000.00 from Pursuit Safety Inc. and Priority Public Safety; through a cooperative purchasing agreement with the Collin County Governmental Purchasing Forum/City of Allen; and authorizing the City Manager to execute any necessary documents.**
- O. Consider, and act upon, the approval of the purchase of a Rosenbauer Commander Fire Apparatus from Daco Fire Equipment in the estimated amount of \$1,082,137.00 through a cooperative purchasing contract with Houston Galveston Area Council (HGAC), and authorizing the City Manager to execute any necessary documents.**

#### **REGULAR AGENDA**

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- 1. Consider, and act upon, authorizing the City Manager to sign a Development Agreement, between the City of Wylie and Skorburg Company regarding the use of building materials for the development of a single family planned development generally located on Woodbridge Parkway across from Raymond Cooper Junior High School.**

##### **Executive Summary**

The applicant has requested to enter into a development agreement with the City of Wylie regarding the use of building materials for the development of a single family planned development generally located on Woodbridge Parkway across from Raymond Cooper Junior High School.

- 2. Hold a Public Hearing to consider, and act upon, a recommendation to City Council regarding a change of zoning from Agricultural (AG) to Planned Development - Single Family (PD-SF), to allow for single family development on 13 acres located on Woodbridge Parkway across from Raymond Cooper Junior High School. (ZC 2020-13)**

##### **Executive Summary**

The applicant is requesting to rezone 13 acres located on Woodbridge Parkway across from Raymond Cooper Junior High School. The property is currently zoned Agricultural and contains a single-family residence. The proposal is for a planned development for single family detached use.

- 3. Consider, and act upon, authorizing the City Manager to sign a Development Agreement, between the City of Wylie and Boussel Honrobia (Applicant) regarding the use of building materials for the development of a Light Industrial property located at 32 Steel Road.**

##### **Executive Summary**

The applicant has requested to enter into a development agreement with the City of Wylie while requesting to rezone the property located at 32 Steel Road.

- 4. Hold a Public Hearing, consider, and act upon, a request regarding a change of zoning from Planned Development Ordinance No. 2018-30 (PD 2018-30) to Light Industrial (LI), to allow for light industrial development on 2.9068 located at 32 Steel Road. (ZC2020-16).**

**Executive Summary**

The applicant is requesting to rezone the property located at 32 Steel Road from Planned Development Ordinance No. 2018-30 (PD 2018-30) to Light Industrial (LI).

5. **Hold a Public Hearing, consider, and take action on Resolution No. 2021-01(R) authorizing the use of eminent domain to condemn and determining a public necessity exists to acquire certain property for public use by eminent domain (in fee simple) for the construction, expansion, access, repair, maintenance and replacement of the Ballard Avenue Elevated Water Storage Tank and all appurtenances related thereto; giving notice of an official determination to acquire certain property for public use by eminent domain (in fee simple) for the construction, expansion, access, repair, maintenance and replacement of the Ballard Avenue Elevated Water Storage Tank and all appurtenances related thereto; authorizing the City Manager of the City of Wylie, Texas, to establish procedures for acquiring the property (in fee simple), to offer to acquire said property rights, voluntarily, from the landowner(s) through the making of bona fide offers; appropriating funds; providing for repealing, savings and severability clauses; and providing for an effective date.**

**Executive Summary**

To continue design of the Ballard Avenue Elevated Water Tank project, a property parcel is required. Approval of the Resolution authorizes the City Manager to proceed with acquisition of the parcel, allowing geotechnical borings to be performed on the site and design services to continue. The project, including property acquisition is financed by 2017 Bond Funds and Utility Impact Funds.

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**WORK SESSION**

**WS1. Discuss an update to the Comprehensive Development Plan - Joint with WEDC and Planning and Zoning Commission.**

**WS2. Discuss various allowed uses and the applicability of Special Use Permits - Joint with WEDC and Planning and Zoning Commission.**

**WS3. Discuss Sewer Rates at Senior Living Communities.**

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**EXECUTIVE SESSION**

*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.*

*Recess into Closed Session in compliance with Section 551.001, et.seq. Texas Government Code, to wit:*

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**RECONVENE INTO OPEN SESSION**

*Take any action as a result from Executive Session.*

## READING OF ORDINANCES

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

## ADJOURNMENT

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## CERTIFICATION

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*I certify that this Notice of Meeting was posted on January 8, 2021 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. This agenda is also posted on the City of Wylie website: [www.wylietexas.gov](http://www.wylietexas.gov).*

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*Stephanie Storm, City Secretary*

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*Date Notice Removed*