

Wylie City Council Regular Meeting

September 26, 2023 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS & RECOGNITIONS

PR1. Manufacturing Day.

PR2. Hispanic Heritage 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 the September 12, 2023 Regular City Council Meeting minutes.
- B. Consider, and act upon, an agreement authorizing the appointment of Steve Feil as Associate Municipal Court Judge for the City of Wylie effective October 1, 2023, setting terms and stipend of service.
- C. Consider, and act upon, Resolution No. 2023-19(R) authorizing the City Manager of the City of Wylie, Texas, to execute an Interlocal Agreement by and between the City of Wylie and the Town of Fairview for the performance of governmental functions and service specifically, emergency dispatch services associated with fire, rescue, and emergency medical services first responder general fire services.
- D. Consider, and act upon, Resolution No. 2023-20(R) authorizing the City Manager of the City of Wylie, Texas, to execute an Interlocal Agreement by and between the City of Wylie and the City of Lucas for the performance of governmental functions and service specifically, emergency dispatch services associated with fire, rescue, and emergency medical services first responder general fire services.
- E. Consider, and act upon, Ordinance No. 2023-44 of the City of Wylie, Texas, amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Appendix A – Comprehensive Fee Schedule, Article IV (Engineering Fees), amending Section D (Engineering Inspections Fees) regarding the updating of fees in response to the implementation of House Bill 3492; providing for repealing, savings and severability clauses; providing for an effective date of this ordinance; and providing for the publication of the caption hereof.

- F. Consider, and act upon, Resolution No. 2023-21(R) authorizing the City Manager of the City of Wylie to execute the Interlocal Agreement between Collin County, Texas, and the City of Wylie, Texas concerning the construction of E. FM 544 (Stone Road) from Alfred Drive to County Line Road Bond Project #RI07092.
- G. Consider, and act upon, approval of the Jingle Bell Jog 5K and Fun Run/Walk hosted by the non-profit group, Wally W. Watkins PTA, on December 2, 2023, in Founders Park.
- H. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for August 31, 2023.
- I. Consider, and place on file, the City of Wylie Monthly Investment Report for August 31, 2023.
- J. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of August 31, 2023.
- K. Consider, and act upon, Resolution No. 2023-22(R) approving the current Investment Policy as required by the Texas Government Code, Chapter 2256, Public Funds Investment Act, Subchapter A - Authorized Investments for Governmental Entities.
- L. Consider, and act upon, approving the Debt Management Policy.
- M. Consider, and act upon, approving the revised Financial Management Policies.
- N. Consider, and act upon, the approval of W2023-120-I for Electrical Installation and Masonry Columns for East Meadow Splash Pad to SDB Contracting Services INC. in the amount of \$132,012.59, through a cooperative purchasing contract with BuyBoard (#581-19) and authorizing the City Manager to execute any and all necessary documents.
- O. Consider, and act upon, the approval of W2023-119-I Electrical Installation and Fabric Shade Structure for Community Park Splash Pad to SDB Contracting Services INC. in the amount of \$143,686.55, through a cooperative purchasing contract with BuyBoard (#581-19) and authorizing the City Manager to execute any and all necessary documents.
- P. Consider, and act upon, the approval of a request to renovate an existing commercial structure, located at 105 W. Jefferson within the Downtown Historic District.
- Q. Consider, and act upon, a Final Plat of Moncada Addition, Lot 1, Block A establishing one lot on 0.59 acres in the City of Wylie Extra Territorial Jurisdiction, property located at 1202 Troy Road.
- R. Consider, and act upon, Ordinance No. 2023-45 for a change in zoning from Agricultural (AG/30) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.821 acres to allow for Drive-Through Restaurant. Property located at 2009 N State Highway 78 (ZC 2023-13).
- S. Consider, and act upon, a Final Plat of Wylie Retail Office Park, Lot 2R, Block A, being a Replat of Lots 2 and 3, Block A of Wylie Retail Office Park, establishing one commercial lot on 2.595 acres, generally located at 2045 N State Highway 78.
- T. Consider, and act upon, Ordinance No. 2023-46 for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.985 acres to allow for Automobile Repair Major use. Property located north of 451 Westgate Way (ZC 2023-12).
- U. Consider, and act upon, a First Amendment to Interlocal Cooperation Agreement for Jail Services between the City of Wylie and the City of Farmersville, and authorizing the City Manager to execute any necessary documents.

REGULAR AGENDA

1. Consider, and act upon, Ordinance No. 2023-47 of the City of Wylie, Texas, amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Chapter 78 (Parks and Recreation), Article VIII (Planting, Maintaining Trees, Shrubs on Public Property), Section 78-256(b)(3)a. (Adjacent Landowner Responsibility); increasing the required clearance height of trees and shrubs that extend over the curb line; providing for repealing, savings and severability clauses; providing for an effective date of this ordinance; and providing for the publication of the caption hereof.
2. Consider, and act upon, Ordinance No. 2023-48 releasing a portion of the City of Wylie's Extraterritorial Jurisdiction, consisting of a 0.697-acre tract of land located in the Hunters Glen Addition, Lot 1, Blk 1, located at 101 Hunters Glen Drive.
3. Consider, and act upon, the award of bid #W2023-106-B for McMillen Road from McCreary Road to Country Club Road to McMahon Contracting L.P. in the estimated amount of \$21,265,684.73 and authorizing the City Manager to execute any necessary documents.
4. Consider, and act upon, the approval of #W2023-86-I Senior Recreation Center Renovation to LMC Corporation in the amount of \$736,877.17 through a cooperative purchasing contract with BuyBoard (#660-21) and authorizing the City Manager to execute any and all necessary documents.
5. Consider, and act upon, Resolution No. 2023-23(R) casting a nomination for a candidate for the Board of Directors of the Dallas Central Appraisal District.
6. Consider, and act upon, Resolution No. 2023-24(R) casting a nomination for a candidate for the Board of Directors of the Rockwall Central Appraisal District.

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 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Ballard, State Hwy 78/Brown, and State Hwy 78/Skyview.

ES2. Discuss property located at Hwy. 78 and Spring Creek.

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: 2013-9a, 2021-2d, 2021-5a, 2021-6c, 2021-9b, 2021-11b, 2022-1b, 2022-1c, 2022-7b, 2022-9a, 2022-10c, 2023-1a, 2023-1c, 2023-2b, 2023-2d, 2023-3b, 2023-5b, 2023-6b, 2023-6c, 2023-6d, 2023-8a, 2023-8b, 2023-8c, 2023-9a, 2023-9b, and 2023-9c.

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 September 22, 2023 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.