

Wylie City Council Regular Meeting

January 25, 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. Fire Station 2 Life Save Award.

PR2. Wylie Way Students (5th-12th Grade).

PR3. Proclamation for Smith Public Library Monarch Butterfly Program.

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 11, 2022 Regular City Council Meeting minutes.
- B. Consider, and act upon, authorizing the Interim City Manager to sign a Development Agreement, between the City of Wylie, Wylie Economic Development Corp., and Wylie Industrial Court Development LTD regarding the use of building materials for a commercial development on 1.03 acres, property generally located at the northwest corner of State Highway 78 and Birmingham Street.
- C. Consider, and act upon, Ordinance No. 2022-04 regarding a change of zoning from Commercial Corridor (CC) to Commercial Corridor Special Use Permit (CC-SUP), to allow for a restaurant with drive-through service on 1.03 acres, property generally located at the northwest corner of State Highway 78 and Birmingham Street. (ZC 2021-23)
- D. Consider, and act upon, Ordinance No. 2022-05 of the City of Wylie, Texas, amending Chapter 110 (Traffic and Vehicles) of Article VI. (Stopping, Standing, and Parking) of Section 110-173 (Stopping, Standing, or Parking prohibited in certain places) of the Wylie Code of Ordinances; removing Section 110-173(a)(10)(i) regarding the prohibition of parking along certain sections of Industrial Court; providing for repealing, savings and severability clauses; providing for an effective date of this ordinance; and providing for the publication of the caption hereof.
- E. Consider, and act upon, Ordinance No. 2022-06 regarding a change of zoning from Planned Development - Commercial Corridor (PD-CC) to Planned Development - Multi-Family (PD-MF), to allow for an affordable

age-restricted multi-family development, property generally located adjacent and southwest of 2300 FM 544. (ZC 2021-26)

- F. Consider, and act upon, Ordinance No. 2022-07 regarding a change of zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP), to allow for the installation of an updated communications tower, property located at 200 Regency Drive. (ZC 2021-25)
- G. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of November 30, 2021.
- H. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of December 31, 2021.
- I. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for December 31, 2021.
- J. Consider, and place on file, the City of Wylie Monthly Investment Report for December 31, 2021.
- K. Consider, and act upon, approval of a Park Event Application for the Kids Can Help Too - Gelila Mekonnen's Chapter organization to hold a fundraiser event at Community Park on Saturday, March 5, 2022.
- L. Consider, and act upon, Ordinance No. 2022-08 amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Appendix C (Wylie Comprehensive Fee Schedule), Section II (Garbage, Trash and Brush Fees), Subsection A (Residential Fee; Deposits).
- M. Consider, and act upon, Ordinance No. 2022-09 amending Ordinance No. 2021-43, which established the budget for fiscal year 2021-2022; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.
- N. Consider, and act upon, Ordinance No. 2022-10 amending Ordinance No. 2021-43, which established the budget for fiscal year 2021-2022; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.
- O. Consider, and act upon the award of bid #W2022-17-B for Rowlett Creek Site 4 Auxiliary Spillway Slope Repairs to Infra Construction, LLC in the estimated amount of \$107,472.00, and authorizing the Interim City Manager to execute any and all necessary documents.
- P. Consider, and act upon, the approval of the purchase of Uniform Apparel from ServiceWear Apparel Inc. in the estimated annual amount of \$50,000.00 through a cooperative purchasing contract with OMNIA/TCPN Region 4 Cooperative, and authorizing the Interim City Manager to execute any necessary documents.

REGULAR AGENDA

- 1. Consider, and act upon, the approval of Wylie Agreement #W2022-50-I for the purchase of two (2) Rosenbauer Commander Fire Apparatus and one (1) Utility Truck from DACO Fire Equipment in the estimated amount of \$3,153,062.00 (less conditional discounts) through a cooperative purchasing contract with Houston Galveston Area Council (HGAC), and authorizing the Interim City Manager to execute any necessary documents.
- 2. Consider, and act upon, approval of three (3) independent private attorneys recommended by the City Attorney in accordance with Ordinance No. 2022-01, Section 8 (F).
- 3. Consider, and act upon, Resolution No. 2022-02(R) authorizing the Interim City Manager to execute an Interlocal Cooperation Agreement between the City of Wylie, Texas and North Texas Municipal Water

District (NTMWD) concerning the of right-of-way for Eubanks Lane from SH 78 to the NTMWD entrance and easement for water transmission pipeline for F.M. 2514 pipeline relocations.

4. Present, and place on file, the Wylie Economic Development Corporation 2021 Annual Report.
5. Consider, and act upon, acceptance of the Annual Comprehensive Financial Report (ACFR) for FY 2020-21 following a presentation by the audit firm Weaver, LLP.

WORK SESSION

- WS1. Discuss a potential change of zoning from Agricultural District to Planned Development - Single Family to allow for residential development on property, generally located on Country Club Road approximately 2000' south of Parker Road.

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 real property generally located near Country Club Road and Brown Street.
- ES2. Consider the sale or acquisition of properties located at Ballard/Brown, Brown/Eubanks, FM 544/Cooper, State Hwy 78/Ballard, State Hwy 78/Birmingham, and State Hwy 78/Brown.
- ES3. Properties adjacent to McMillen Rd. between McCreary Rd. and Country Club Rd.

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).

- ES4. 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, 2020-11b, 2021-2d, 2021-4a, 2021-4b, 2021-5d, 2021-6a, 2021-6c, 2021-7a, 2021-8a, 2021-9b, 2021-9d, 2021-9e, 2021-9f, 2021-11a, and 2021-12a.

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

(a) This chapter does not require a governmental body to conduct an open meeting:

- (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or
 - (2) to hear a complaint or charge against an officer or employee.
- (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

ES5. Discuss the performance of the Interim City Manager.

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 January 21, 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.