

# Wylie City Council Regular Meeting

July 27, 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

Pastor Kurt Ulmer, Faith Lutheran Wylie

## PRESENTATIONS & RECOGNITIONS

PR1. Wylie Way Students.

PR2. Presentation for the Battle of the Badges Blood Drive Winner.

PR3. Presentation for Bluegrass on Ballard Recap.

## 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 July 13, 2021 Regular City Council Meeting minutes.
- B. Consider, and act upon, the approval of a vendor application for the “Back to the Future” back to school event at Olde City Park on September 25, 2021.
- C. Consider, and act upon, the approval of the purchase of Turf Chemicals and Micronutrients from various vendors in the estimated annual amount of \$60,000.00 through a cooperative purchasing contract with BuyBoard Cooperative, and authorizing the City Manager to execute any necessary documents.
- D. Consider, and place on file, the City of Wylie Monthly Investment Report for June 30, 2021.
- E. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for June 30, 2021.
- F. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of June 30, 2021.
- G. Consider, and act upon, the award of bid #W2021-88-A for Parks and Recreation Outdoor Litter & Restroom Service to PureService Corporation in the estimated annual amount of \$76,030.00, and authorizing the City Manager to execute any necessary documents.

- H. Consider, and act upon, authorizing the City Manager to sign a Development Agreement, between the City of Wylie, 2819 West FM544 Ventures, LLC, and MMGC DBR DFW, LLC regarding the use of building materials for a commercial development on 1.022 acres, property located at 2817 FM 544.

## **REGULAR AGENDA**

1. **Tabled from 06-08-2021**

*Remove from table and consider*

Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Agricultural (AG/30) to Planned Development - Single Family (PD-SF), to allow for a single family development on 4.6 acres, located at 601 & 595 Parker Road. (ZC 2021-14).

2. **Tabled from 07-13-2021**

*Remove from table and consider*

Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Commercial Corridor (CC) to Commercial Corridor Special Use Permit (CC-SUP), to allow for a restaurant with drive-through on 1.022 acres, property located at 2817 FM 544. (ZC 2021-18)

3. Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Commercial Corridor (CC) to Commercial Corridor Special Use Permit (CC-SUP), to allow for a restaurant with drive-thru on 1.37 acres, property located at 499 S State Highway 78. (ZC2021-16)

4. Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Agricultural (AG/30) to Planned Development (PD), to allow for a mixed-use community on 47.29 acres generally located at 2301 FM 1378. (ZC2021-15)

5. Consider, and act upon, Ordinance No. 2021-35 establishing a Comprehensive Plan Advisory Committee (CPAC), providing for the scope and authority of the Committee, time of service, and appointing Committee members.

6. Consider, and act upon, Ordinance No. 2021-36 amending Wylie's Code of Ordinances, Ordinance No. 2021-17 as amended, Appendix C (Wylie Comprehensive Fee Schedule), Section I (Water and Sewer Fees), Subsection B (Water Rates), and Subsection C (Sewage Collection and Treatment Rates).

7. Consider, and act upon, the acceptance of the resignation of the Zoning Board of Adjustment board member Robert Blair, appointment of alternate Zewge Kagnew to fill the unexpired term of July 2021 to June 2022, and the appointment of a new alternate to fill the unexpired term of July 2021 to June 2023.

8. Consider, and act upon, the acceptance of the resignation of the Zoning Board of Adjustment alternate board member Lance Kiser, and the appointment of a new alternate to fill the unexpired term of July 2021 to June 2022.

## **WORK SESSION**

WS1. Discuss potential Bond Election projects and proposition verbiage.

WS2. Discuss Wylie Wastewater Treatment Plant Demolition Options.

WS3. Discuss FY 2022 Budget.

WS4. Discuss the boundaries of the Downtown Historic District.

WS5. Discuss a potential change of zoning to amend Planned Development 2012-03 (PD 2012-03) to allow for Senior Affordable Housing, generally located southwest of 2300 W FM 544 (Wylie Medical Plaza).

## **RECONVENE INTO REGULAR SESSION**

## **EXECUTIVE SESSION**

### **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).

ES1. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2021-4d and 2021-6a.

## **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 July 23, 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.