



Wylie City Council

Minutes

Regular Meeting

May 11, 2021 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Mayor Matthew Porter called the regular meeting to order at 6:01 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Mayor *pro tem* Jeff Forrester, Councilwoman Candy Arrington, Councilman Timothy T. Wallis, and Councilman Garrett Mize.

Staff present included: City Manager Chris Holsted; Assistant City Manager Brent Parker; Assistant City Manager Renae Ollie; Police Chief Anthony Henderson; Fire Chief Brandon Blythe; Public Information Officer Craig Kelly; Finance Director Melissa Beard; Planning Manager Jasen Haskins; Human Resources Director Lety Yanez; Public Works Director Tim Porter; Project Engineer Jenneen Elkhaid; Library Director Ofilia Barrera; City Attorney Ryan Pittman; City Secretary Stephanie Storm, and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor *pro tem* Forrester led the invocation and American Legion Post 315 led the Pledge of Allegiance and posted the colors.

REGULAR AGENDA

1. Consider, and act upon, Ordinance No. 2021-26 of the City Council of the City of Wylie, Texas, canvassing the election returns of the May 1, 2021 General Election; declaring the election results for City Council Place 2 and Place 4; and providing a savings/repealing clause, severability clause and an effective date.

Staff Comments

City Secretary Storm addressed the Council stating the unofficial results of the City of Wylie May 1, 2021 General Election, have been presented for review. Storm stated there was a typographical error on the agenda with a duplicate numbering of Ordinance No. 2021-27 and stated this Ordinance should have been numbered Ordinance No. 2021-26.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Duke, to approve Ordinance No. 2021-26 of the City Council of the City of Wylie, Texas, canvassing the election returns of the May 1, 2021

General Election; declaring the election results for City Council Place 2 and Place 4; and providing a savings/repealing clause, severability clause and an effective date. A vote was taken and motion passed 7-0.

PRESENTATIONS

PR1. Presentation of appreciation to outgoing Councilmember Candy Arrington.

Mayor Porter, on behalf of the Wylie City Council and staff, presented outgoing Councilwoman Candy Arrington with a plaque of appreciation for her dedication and support to the City of Wylie during her tenure as Councilmember Place 4.

ISSUANCE OF CERTIFICATE OF ELECTIONS & ADMINISTRATION OF OATH OF OFFICE

Mayor Porter presented Certificates of Election and Municipal Court Associate Judge Ashley McSwain administered the Oath of Office to Councilmembers-Elect Dave Strang and Scott Williams.

Council took a short recess at 6:18 p.m.

Councilmen Strang and Williams took their seats at the dais for the remainder of the meeting.

Mayor Porter reconvened the regular meeting at 6:21 p.m.

PRESENTATIONS

PR2. Proclamation Declaring May 9 - May 15, 2021 as Economic Development Week.

Mayor Porter presented a proclamation proclaiming May 9-15, 2021 as Economic Development Week in Wylie, Texas. WEDC staff and board members were present to accept the Proclamation.

PR3. Proclamation Declaring May 2021 as Military Appreciation Month.

Mayor Porter presented a proclamation proclaiming May 2021 as Military Appreciation Month in Wylie, Texas. Members of various branches of the Military were present to accept the Proclamation.

PR4. Proclamation declaring May 2021 as Asian Americans and Pacific Islanders Month.

Mayor Porter presented a proclamation proclaiming May 2021 as Asian Americans and Pacific Islanders Month in Wylie, Texas. WISD staff members, Wylie Senior Recreation Center attendees, and Wylie Fire Department staff were present to accept the Proclamation.

PR5. Nonprofits COVID-19 Assistance.

Lon Ricker addressed Council thanking them for their support of the nonprofits and the grants they were provided this past year. The following organizations provided Council with an update and presentation: Lon Ricker, on the behalf of Audrey Wallace, who was unable to attend, representing 5 Loaves Food Pantry; Jon Bailey, representing FBC Wylie; Jason Watts, representing Amazing Grace Food Pantry; Vicky Leahy, representing In-sync Exotics; Ronnie Fetzer, representing Society of St. Vincent de Paul; Ed Sustala, representing Wylie Acting Group; and Mike Agnew, representing Wylie Chamber of Commerce.

CITIZEN COMMENTS ON NON-AGENDA ITEMS

Robert Heath addressed Council about the success of the Wylie Pedal Car races which were held on May 2, 2021, and thanked everyone involved.

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 27, 2021 Regular City Council Meeting minutes.**
- B. Consider, and act upon, Resolution No. 2021-11(R), finding that Oncor Electric Delivery Company LLC'S application for approval to amend its distribution cost recovery factor to increase distribution rates within the City should be denied; authorizing participation with Oncor Cities Steering Committee; authorizing the hiring of legal counsel and consulting services; finding that the city's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel.**
- C. Consider, and act upon, a Final Plat for Railroad Addition Lots 3A and 3B, being a replat of Railroad Addition Lot 3, Block 22, to establish two residential lots on .20 acres, property located at 108 South Fourth Street.**
- D. Consider, and act upon, authorizing the City Manager to sign a Development Agreement, between the City of Wylie and Vijay Thangughal regarding the use of building materials for a commercial development on 0.433 acres located at 605 Parker Road.**
- E. Consider, and act upon, the approval of Wylie Agreement #W2021-78-I for Road & Bridge Repair Expenditures through an Interlocal Cooperation Agreement between the City of Wylie, Texas and Collin County, Texas in the estimated amount of \$186,000.00, and authorizing the City Manager to execute any necessary documents.**
- F. Consider, and act upon, Ordinance No. 2021-27 amending Ordinance No. 2020-44, which established the budget for fiscal year 2020-2021; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.**
- G. Consider, and act upon, the approval of the purchase of playground equipment for Twin Lakes Park from WeBuildFun Inc. in the estimated amount of \$62,500 through a cooperative purchasing contract with Buy Board Cooperative, and authorizing the City Manager to execute any necessary documents.**
- H. Consider, and act upon, authorizing the City Manager to enter into a Cooperative Agreement for additional Law Enforcement Services, between the City of Wylie, Lavon Lake, Texas initiates Agreement No. W9126G21P0032 and the U.S. Army Corps of Engineers. This agreement is for the provisions of additional Law enforcement Services from May 16, 2021 through September 12, 2021 for a sum not to exceed \$45,363.36.**
- I. Consider, and act upon, the approval of the purchase of waterline repair parts in the estimated annual amount of \$150,000.00 from various vendors through membership in the Collin County Governmental Purchasing Forum, and authorizing the City Manager to execute any necessary documents.**

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang, to approve Consent Agenda Items as presented. A vote was taken and motion passed 7-0.

Mayor Porter convened the Council into a Work Session at 7:15 p.m.

WORK SESSION

WS1. Alcoholic Beverages on City owned Property and Special Events.

City Manager Holsted stated this item was brought before Council at the previous meeting and Council had requested a work session to discuss various items. City Attorney Pittman addressed Council speaking to the authority the City has to regulate alcoholic beverages on City property. The City's ability to regulate alcoholic beverage consumption or possession in the City is more limited than what our current ordinance allows for, and the City's ability to enforce and regulate is limited by the Texas Alcohol Beverage Code. The City can only regulate on City property as the property owner. The proposed Ordinance brings the City more in line in with what the law allows the City to do in terms of regulations.

Chris Segrest, representing FBC Wylie, addressed Council clarifying comments made by him at the previous Council meeting. Segrest requested Council consider adding improvements to Downtown in the upcoming Bond propositions, and added the church would be interested in discussing a joint venture with the City regarding a parking deck if the City was interested. Segrest stated with the planning of an event, the event organizer should have to provide a parking plan for the said event, and the church would be willing to discuss the parking plan with the event organizer. Segrest stated he would like to reach an amicable agreement that would benefit the City, the citizens, and the church.

Janet Smith, representing The Borough, addressed Council stating parking is an issue downtown; however, the City is competing against other local cities and our residents travel to other city's events and spend their money there. Smith stated having events downtown brings business to the downtown area, and to restrict the downtown area from holding events which allow alcohol because of parking concerns would be a detriment to downtown.

Mandi Wilson, resident, addressed Council stating they attend events in other cities and it would be nice for similar events to be close to home.

Bobby Heath, resident, addressed Council stating he supports alcohol sales at events held downtown.

Holsted stated the WEDC is working with the railroad to lease property west of Birmingham to allow for future additional parking downtown, and staff is currently working on updating the special events ordinance. He added he spoke with Pastor Segrest regarding concerns of the City and church, and added it might be time for a parking agreement between the two entities. Holsted stated all requests for events to allow alcohol would come before Council for approval, as some events may not be appropriate to have alcohol at, and stated he has concerns with being restrictive to not allow events with alcohol downtown could move events away from downtown which defeats bringing individuals to the downtown area.

After discussion amongst Council pertaining to: TABC regulations, if the proposed Ordinance is the appropriate document to address the exception in rather than the special events ordinance, downtown parking concerns, the benefits it could bring for businesses and Wylie, the direction of Council was to move forward with the proposed Ordinance as presented as Council has the discretion to not allow events that allow alcohol until the City updates the special events ordinance that would require the organizer to have a parking plan in place for the event.

Porter stated he would like to have a work session about special events at a future meeting prior to bringing the updated special events ordinance back for consideration.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 8:11 p.m.

REGULAR AGENDA

- 2. Consider, and act upon, the appointment of Mayor *pro tem* for a term beginning May 2021 and ending May 2022.**

Council Action

A motion was made by Councilman Duke, seconded by Councilman Strang, to approve the appointment of Jeffrey Forrester as Mayor *pro tem* for a one-year term beginning May 2021 and ending May 2022. A vote was taken and the motion passed 7-0.

- 3. Consider, and act upon, the appointment of a 2021 Board and Commissions City Council Interview Panel to conduct the May 2021 board applicant interviews.**

Mayor Porter stated typically the Mayor *pro tem* serves as the chairman for the panel and asked for volunteers. Councilmen Strang and Williams stated they would like to volunteer.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Wallis, to appoint Councilman Dave Strang, Councilman Scott Williams, and Mayor *pro tem* Jeffrey Forrester to serve on the 2021 Boards and Commissions City Council Interview Panel. A vote was taken and the motion passed 7-0.

- 4. Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Planned Development 2017-03 (PD-2017-03) to Commercial Corridor (CC), to allow for commercial development on 4.728 acres located at 3010 W. FM 544. (ZC2021-12).**

Staff Comments

Planning Manager Haskins addressed Council stating the applicant is requesting to rezone 4.728 acres located on the southeast corner of FM 544 and Springwell Parkway. The property is currently zoned Planned Development 2017-03. The reason for the requested rezoning is to revert the land back to its previous zoning designation of Commercial Corridor. The reversion in zoning is requested as the existing Planned Development and Zoning Exhibit were designed for a specific grocery store that was not developed, and is incompatible with other future development. Haskins reported 19 notifications were mailed and no responses were received in opposition or in favor of the request. The Commission voted 7-0 to recommend approval.

Public Hearing

Mayor Porter opened the public hearing on Item 4 at 8:18 p.m. asking anyone present wishing to address Council to come forward.

No one was present wishing to address Council.

Mayor Porter closed the public hearing at 8:18 p.m.

Council Action

A motion was made by Councilman Mize, seconded by Councilman Strang, to approve a request for a change of zoning from Planned Development 2017-03 (PD-2017-03) to Commercial Corridor (CC), to allow for commercial development on 4.728 acres located at 3010 W. FM 544 (ZC2021-12). A vote was taken and motion passed 7-0.

- 5. Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Neighborhood Services (NS) to Planned Development - Townhome (PD-TH), to allow for a townhome development on 10.911 acres, generally located at the southeast corner of Country Club Road and Park Boulevard (ZC2021-04).**

Mayor Porter convened the Council into a break at 8:20 p.m.

Mayor Porter reconvened the Council into Regular Session at 8:32 p.m.

Staff Comments

Planning Manager Haskins addressed Council stating the applicant is requesting to rezone 10.911 acres generally located on the southeast corner of Country Club Road and Park Boulevard. The purpose for the requested rezoning to a Planned Development (PD) is to allow for the construction of 95 townhome units as depicted on the zoning exhibit. The PD conditions propose the construction of townhome units with a minimum lot size of 1,650 sq. ft. to 2,375 sq. ft. For comparison, the typical standard minimum lot size of properties located within the base Townhome Zoning District are 3,000 sq. ft. for interior lots and 3,500 sq. ft. for exterior lots, representing a 21-53 percent difference in lot size requirements. Residential lots are typically required to provide 30 foot of street frontage; however, as part of the design for the rear entry lots, the PD is requesting 24-foot alleys with rear entry instead of 31-foot streets to allow for open space areas off the front of the townhomes. In addition to the residential lots, the development contains open space lots that are to be owned and maintained by the Homeowners Association. The lot located northeast is a drainage retention area with the lot located southeast being an open space connector lot of approximately 8,500 sq. ft. The retention area was redefined at the P&Z Commission meeting from a strictly detention area to a retention area with a fountain. The properties adjacent to the subject property are generally zoned single family residential with the exception of the commercial properties on the corner of Country Club Road and Park Boulevard. The subject property lies within the General Urban Sector of the Comprehensive Land Use Plan which allows for high density residential within a mixed-use development. The proposal doesn't offer a commercial component to complete the mixed-use requirement. Haskins reported 33 notifications were mailed within the 200-foot limit as required by State Law; with one response received in opposition and none in favor of the request within the notification area. One response in opposition was received from a resident outside the notification area, but within the subdivision to the south (Birmingham Ph13A). After some discussion the Commission voted 5-2 to recommend approval with the conditions the detention pond be a retention pond and a minimum five-foot landscape buffer be in place adjacent to all existing residential property and the applicant revised the zoning exhibit.

Applicant Comments

Jerry Sylo, representing JBI Partners, addressed Council giving a presentation on the proposed Villas on Park which included: neighborhood context, neighborhood concept, building architecture renditions, development standards, visitor parking, attached greens, and mews lots.

Public Hearing

Mayor Porter opened the public hearing on Item 5 at 8:48 p.m. asking anyone present wishing to address Council to come forward.

Corey Holloway, resident, addressed Council expressing concerns regarding school capacity and traffic, and felt this is not the correct project for Wylie.

Mayor Porter closed the public hearing at 8:50 p.m.

Council Comments

Councilman Wallis asked if the applicant reached out to the ISD to see the impact this neighborhood would have on their attendance. Sylo responded they did not reach out but thought it is part of the City process; and added the demographic of the townhomes is typically single or retired, and does not typically consist of a lot of children. Haskins responded the school district is on the distribution list for any proposed development, and added Dodd Elementary was in the notification area and was provided a response letter and the City did not receive a response back. Wallis asked if this is the best use when Park Boulevard becomes four lanes in the future; and added he is not convinced this is the best use for the area and does not like the proposed density. Councilman Williams stated he agreed with Wallis and asked regarding the 57 additional parking spots if the fire department approved the fire lanes as he was concerned with parking on the street and fire apparatus getting through. Haskins responded the additional parking spots are not marked parking spaces, and with a 31-foot curb to curb, on street parking is generally okay. Councilman Strang stated he shared the same parking concerns as Williams and asked if there are cars parked on both sides, what amount is left to drive through. Holsted replied with cars parked on both sides of the street, it would allow 14 feet of drivable space. Strang stated he agreed with Wallis' density concerns; expressed architectural drawing concerns with it not being masonry; and the proposed median break on Country Club. Sylo replied that in the development standards it states the requirements of the exterior facade, and they worked with the City Engineer to ensure the median break is adequate. Mayor Porter expressed concerns with the small lot size and high density, reduction in garage size, not adequate parking, and the viability of the commercial property left. Councilman Mize stated he thought the project has potential, but would like to see the overall size of the project reduced to achieve the best use of the property and stated it may be appropriate to rezone a portion of the property for residential, but not the amount being proposed. Williams stated he has heard from citizens that this type of development is not what they were promised when they purchased their homes. Strang asked the applicant if they would be open to reducing the amount of the proposed residential as Mize stated. Sylo responded if Council is open to giving them an opportunity to relook at the project to see if the applicant can incorporate some of the feedback received into a design that works for the homebuilder and the City, they would appreciate it if Council would table the request to give them the opportunity to do that and work with staff. Sylo did request if Council is going to deny the item, to not deny with prejudice so there is not a year time restriction where another applicant could not submit a similar project. Councilman Duke expressed concerns with traffic, garage size, not being a good fit for Wylie, and the residents being promised neighborhood services on this property, not townhomes.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang, to deny a request for a change of zoning from Neighborhood Services (NS) to Planned Development - Townhome (PD-TH), to allow for a townhome development on 10.911 acres, generally located at the southeast corner of Country Club Road and Park Boulevard (ZC2021-04). A vote was taken and motion passed 7-0.

- 6. Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Single Family 10/24 (SF 10/24) to Commercial Corridor (CC), to allow for commercial development on 0.433 acres located at 605 Parker Road (ZC2021-08).**

Staff Comments

Planning Manager Haskins addressed Council stating the applicant is requesting to rezone 0.433 acres. The property is currently zoned Single Family 10/24 and the applicant is requesting to change it to Commercial Corridor (CC). In 2019, the applicant requested, and was approved for, rezoning of this property to SF -10/24 to build a single-family home. The zoning exhibit included in that case showed a single-family home set back 350 feet off of Parker to allow for potential rezoning on the frontage to Commercial. The reason for the requested rezoning is to allow for an office development to be utilized by the property owner. Haskins reported four notifications were mailed and no responses were received in opposition or in favor of the request. The Commission voted 7-0 to recommend approval.

Public Hearing

Mayor Porter opened the public hearing on Item 6 at 9:15 p.m. asking anyone present wishing to address Council to come forward.

Samuel Sims, a member of the church next door to the property, addressed Council stating he supported the proposed construction of an office development.

Mayor Porter closed the public hearing at 9:16 p.m.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Duke, to approve a request for a change of zoning from Single Family 10/24 (SF 10/24) to Commercial Corridor (CC), to allow for commercial development on 0.433 acres located at 605 Parker Road (ZC2021-08). A vote was taken and motion passed 7-0.

- 7. Consider, and act upon, Ordinance No. 2021-28 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 C (Sewage Collection and Treatment Rates).**

Staff Comments

Finance Director Beard addressed Council stating in December 2020, Council directed staff to explore applying senior sewer rates to utility customers residing in multi-family facilities. Currently, no senior rates are extended to multi-family facilities because traditionally, multi-family facilities are mixed with senior and non-senior occupants. Sewer costs are not billed individually by the City, but to the property management of these facilities based on the number of units in the complex times the regular flat rate of \$51.99. The amount subsequently charged to individual occupants of the complex is determined by the property management company, not the City of Wylie. Beard stated there is one multi-family facility in the City that is an age restricted senior multi-family facility according to Collin Appraisal District records. Staff recommends amending the Comprehensive Fee Schedule to allow age restricted senior multi-family facilities to be billed for sewer services at the senior sewer flat rate, currently \$36.67.

Council Comments

Mayor *pro tem* Forrester asked how this affects revenue based on annual rate study. Beard replied if the senior rate is allowed for this one complex, it would result in a reduction of revenue of \$60,000 annually.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang, to approve Ordinance No. 2021-28 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 C (Sewage Collection and Treatment Rates). A vote was taken and motion passed 7-0.

- 8. Consider, and act upon, authorizing the City Manager to sign a Development Agreement pending Annexation, between the City of Wylie, Norwood Brown and Jenn Quattrone-Brown (owner Tract 1), Samuel Sims and Ann Sims (owner Tract 2 and 2.1) and Skorberg Retail Corporation (Applicant - Beaver Creek Estates) for the development of a single family planned development generally located on Beaver Creek Road and Green Meadows Way.**

Staff Comments

Planning Manager Haskins addressed Council stating the applicant and associated property owners have requested to enter into a Development Agreement with the City of Wylie for the potential annexation and zoning of property on the southside of Beaver Creek Road adjacent to the existing Bozman Farms subdivision. Currently, the property consists of three tracts of land of 17.06 acres, 3.5152 acres, and 8.61 acres, all within Wylie's ETJ. The zoning request will be a Planned Development (PD) with a zoning exhibit and development

standards similar to those presented in the Development Agreement, respectively. The applicant is proposing 112 residential lots on the property. The applicant's stated intent is to maintain the same general development design conditions of Bozman Farms. The applicant will dedicate right-of-way for the future expansion of Beaver Creek Road. The Development Agreement also addresses building materials as it relates to HB 2439. The applicant understands that approval of this agreement is not a guarantee of zoning approval.

Applicant Comments

Bryan Holland, representing Skorburg Company, addressed Council giving a presentation on the proposed Beaver Creek Estates including: Skorburg company background, Skorburg Company projects in Wylie, subject property location, steps to entitlements, proposed zoning request, property features, adjacent neighbors' concerns, and representative product.

Mayor *pro tem* Forrester expressed concerns with the roads used to access the development. Holland responded the intent use is that Beaver Creek would be the main entrance to the neighborhood.

Citizen Comments

Wolf Blauen, Betsy Cowan, Jared Larew, David Finch, Jeff Turner, and Dan Mingea addressed Council expressing concerns with the proposed development including: the increase of traffic, road conditions, safety issues, construction noise, light, water, and noise pollution, school capacity, and looking at a better use of the property for a potential neighborhood with larger lots and more green space.

Council Comments

Mayor Porter expressed concerns with the increased traffic on the roads, having no amenities proposed like Bozman Farms offers, smaller garages, layout concerns, and not in favor as it currently exists but is not opposed to a different plan and layout. Councilman Wallis expressed concerns with traffic, and stated he is not opposed to some form of development, but the proposed density is a major concern and does not fit the area as proposed. Councilman Mize stated he heard and understands the traffic safety concerns expressed. Mize asked the applicant about minimum front and backyard setbacks compared to Bozman Farms. Holland responded that house sizes have increased over the years and cities are leaning towards a 20-foot front to keep cars off of the sidewalk when parked in driveways which leaves about a 20-foot rear yard. Mize asked if the proposed walking path, which is not aligned with the one at Bozman Farms, had the ability to line up. Holland responded that this project is very conceptual at this time and if this project continues forward, they could bring something back in the PD to connect the paths. Holland added this site has some challenges in that the sewer comes from Bozman Farms and has to cross Beaver Creek Road, and in order for the sewer to flow correctly, the southside of the property has to be raised with dirt and a retaining wall along the floodplain. Holland added these costs, as well as the current cost of land, contributes to the proposed density of the development. Williams expressed concerns with the proposed high density and would like to see less density and more green space.

Council Action

A motion was made by Councilman Mize to approve authorizing the City Manager to sign a Development Agreement pending Annexation, between the City of Wylie, Norwood Brown and Jenn Quattrone-Brown (owner Tract 1), Samuel Sims and Ann Sims (owner Tract 2 and 2.1) and Skorberg Retail Corporation (Applicant - Beaver Creek Estates) for the development of a single family planned development generally located on Beaver Creek Road and Green Meadows Way. The motion died for the lack of a second.

A motion was made by Mayor Porter, seconded by Councilman Williams, to deny authorizing the City Manager to sign a Development Agreement pending Annexation, between the City of Wylie, Norwood Brown and Jenn Quattrone-Brown (owner Tract 1), Samuel Sims and Ann Sims (owner Tract 2 and 2.1) and Skorberg Retail Corporation (Applicant - Beaver Creek Estates) for the development of a single family planned development generally located on Beaver Creek Road and Green Meadows Way. A vote was taken and motion passed 6-1 with Councilman Mize voting against.

Mayor Porter convened the Council into a break at 10:13 p.m.
Mayor Porter reconvened the Council into Work Session at 10:16 p.m.

WORK SESSION

WS2. Library Department Presentation.

Library Director Barrera addressed the Council giving a presentation explaining how the Library is more than books, recapping 2020 statistics, new services offered in response to COVID-19, ways the Library has expanded community reach, ways the Library staff has assisted other departments, and FY 2020 accomplishments.

Council commended Library staff on all that they do.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 10:34 p.m.

Mayor Porter convened the Council into Executive Session at 10:34 p.m.

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 FM 544 and Cooper, Regency and Steel, State Hwy 78 and Birmingham, State Hwy 78 and Brown.

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: 2017-10a, 2020-11b, 2021-4a, 2021-4d, and 2021-5a.

ES3. Deliberation regarding the offer of a financial or other incentive to a business prospect generally located on W. Brown Street, east of Westgate Way.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 11:23 p.m.

READING OF ORDINANCES

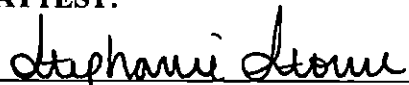
City Secretary Storm read the captions to Ordinance Nos. 2021-26, 2021-27, and 2021-28 into the official record.

ADJOURNMENT

A motion was made by Councilman Duke, seconded by Councilman Strang, to adjourn the meeting at 11:24 p.m. A vote was taken and motion passed 7-0.


Matthew Porter, Mayor

ATTEST:


Stephanie Storm, City Secretary

