

Wylie City Council Regular Meeting Minutes

September 13, 2022 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 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 (7:49), Mayor *pro tem* Jeff Forrester, Councilman Scott Williams, and Councilman Garrett Mize. Councilman Timothy T. Wallis was absent.

City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Police Lieutenant Jeff Callan; Finance Director Melissa Beard; Fire Chief Brandon Blythe; Interim Director of Community Services Jasen Haskins; Public Information Officer Craig Kelly; Public Works Director Tommy Weir; Parks and Recreation Director Carmen Powlen; City Engineer Tim Porter; Utility Billing Supervisor Orie Cross; Project Engineer Jenneen Elkhaid; Purchasing Manager Glenna Hayes; City Secretary Stephanie Storm; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Porter requested a moment of silence for Mrs. Lacie Moore.

Mayor *pro tem* Forrester led the invocation and Councilman Williams led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

PR1. Proclaiming American Legion Day.

Mayor Porter presented a proclamation proclaiming September 16, 2022, as American Legion Day in Wylie, Texas. Members of American Legion Hale-Combest Post 315 were present to accept the Proclamation. Evy Seddig, Wylie East High School student, and Lynn Fagerstrom, City of Wylie HR Risk Administrator, presented American Legion Hale-Combest Post 315 with a community art project of the American Legion Poppy.

PR2. Presentation of 2022 Platinum dotCOMM Award.

Mayor Porter presented Craig Kelly with the 2022 Platinum dotCOMM Award.

PR3. Proclaiming Constitution Week.

Mayor Porter presented a proclamation proclaiming September 17-23, 2022 as Constitution Week in Wylie, Texas. Sharon Hogue-Ali, representing the Daughters of the American Revolution Blackland Prairie Chapter, was present to accept the Proclamation.

PR4. Proclaiming National Stepfamily Day.

Mayor Porter presented a proclamation proclaiming September 16, 2022, as National Stepfamily Day in Wylie, Texas. Members of the Council were present to accept the Proclamation.

PR5. Recognizing National Payroll Week.

Mayor Porter recognized National Payroll Week in Wylie, Texas.

COMMENTS ON NON-AGENDA ITEMS

No citizens were present wishing to address Council on non-agenda items.

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, the approval of August 23, 2022, Regular City Council Meeting minutes.**
- B. Consider, and act upon, approval of the Park Event Application from Wylie High School PTSA, a non-profit organization, to hold the Pirate Dash-Fun Run and 5K at Founders Park on April 15, 2023.**
- C. Consider, and act upon, approval of the Park Event Application from Fancyberriesco representative, Jazmine Garcia, to host the Fancy Mart Art Market event at Olde City Park on Saturday, November 5, 2022.**
- D. Consider, and act upon, a Final Plat of Butler Estates Addition, being a replat of Lot 6, establishing two ETJ lots on 5.005 acres in the City of Wylie Extra Territorial Jurisdiction, located at 1856 Butler Drive.**
- E. Consider, and act upon, Resolution No. 2022-26(R) authorizing the City Manager to execute an Interlocal Public Transit Service Agreement with the Dallas Area Rapid Transit.**
- F. Consider, and act upon, Modification No. 1 to Wylie Contract #W2021-76-A for Employee Medical, Dental, and Rx Benefits with Cigna Health and Life Insurance Company in an estimated annual amount of \$350,000.00; and authorizing the City Manager to execute any necessary documents.**
- G. Consider, and act upon, the approval of Modification No. 2 to an Interlocal Agreement for Jail Services for Class "C" Misdemeanors with Collin County Detention Facility, Collin County, Texas, in an estimated annual amount of \$3,000.00 through an Interlocal Agreement, and authorizing the City Manager to execute any necessary documents.**
- H. Consider, and act upon, the approval of Modification No. 1 to an Interlocal Agreement with Collin County Environmental Health Care Services to provide public health functions in the estimated annual amount of \$48,368.00; and authorizing the City Manager to execute any necessary documents.**

Council Action

A motion was made by Councilman Williams, seconded by Councilman Duke, to approve Consent Agenda as presented. A vote was taken and the motion passed 5-0 with Councilman Wallis and Strang absent.

REGULAR AGENDA

- 1. Consider, and act upon, the submission of an Official Ballot for the Texas Municipal League Intergovernmental Risk Pool Board of Trustees Elections.**

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams, to cast the City's ballot for the election to the TML Intergovernmental Risk Pool Board of Trustees to Allison Heyward for Place 6, Mary Dennis for Place 7, Mike Land for Place 8, and Opal Mauldin-Jones for Place 9. A vote was taken and the motion passed 5-0 with Councilmen Wallis and Strang absent.

2. **Consider, and act upon, Ordinance No. 2022-60 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 A (Water and Sewer Service Deposit; Meter and Connection Fee), and Subsection X (Water and Sewer Tap Fees).**

Staff Comments

Utility Billing Supervisor Cross addressed Council stating staff is requesting to update the water meter and sewer tap fees. The City is currently charging the old master meter fees and since upgrading to the new AMI system, the fees for the City to purchase new meters are substantially higher.

Council Action

A motion was made by Councilman Mize, seconded by Councilman Williams, to approve Item 2 as presented. A vote was taken and the motion passed 5-0 with Councilmen Wallis and Strang absent.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 6:37 p.m.

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. Discuss properties regarding the E. FM 544 Capital Improvements Project.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter reconvened the Council into Open Session at 6:46 p.m.

Mayor Porter announced that he was recessing the Council to attend the vigil of Lacie Moore and would be returning.

Councilman Strang took his seat at the dais at 7:49 p.m.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 8:05 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive session at 8:05 p.m.

- ES2. **Consider the sale or acquisition of properties located at Ballard/Brown, Brown/Eubanks, FM 1378/Parker, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, and State Hwy 78/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).

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, 2017-6a, 2020-11b, 2021-2d, 2021-4a, 2021-5a, 2021-6a, 2021-6c, 2021-8a, 2021-9a, 2021-9e, 2021-9f, 2021-11a, 2021-12a, 2021-12b, 2022-1a, 2022-4d, 2022-7a, 2022-7b, and 2022-7c.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter reconvened the Council into Open Session at 9:04 p.m.

WORK SESSION

Mayor Porter convened the Council into Work Session at 9:04 p.m.

WS1. Discuss the status of the creation of Tax Increment Reinvestment Zones within the City of Wylie.

Natalie Moore and David Pettit addressed Council giving a Tax Increment Reinvestment Zone Update including TIRZ Creation Process; review of the proposed boundaries including All Development, TIRZ #1 (West), and TIRZ #2 (East); taxable value analysis; and next steps.

Council comments and questions included questions regarding public improvement and Chapter 380 agreements, recommendations for dollar amounts allocated, Senate Bill 2, recommendations for the number of TIRZ, projected incremental taxable value, boundary location for TIRZ 1, explanation of where the money comes from for the TIRZ, concerns expressed regarding the General Fund budget as the City approaches build-out, look at specific areas instead of east and west, can the boundaries or percentages be changed once the ordinance is passed, when are TIRZ funds used. Council did request that an analysis be brought back at a future meeting taking the tax rate into account.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 10:18 p.m.

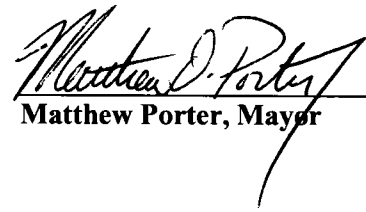
READING OF ORDINANCES

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

City Secretary Storm read the caption to Ordinance No. 2022-60 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Duke, to adjourn the meeting at 10:20 p.m. A vote was taken and the motion passed 6-0 with Councilman Wallis absent.


Matthew Porter, Mayor

ATTEST:


Stephanie Storm, City Secretary

