



Wylie City Council

Minutes

Regular Meeting

February 9, 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 6:00 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Mayor *pro tem* Jeff Forrester, Councilwoman Candy Arrington, and Councilman Garrett Mize. Councilman Timothy T. Wallis was absent.

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; Public Works Director Tim Porter; WEDC Executive Director Jason Greiner; Parks and Recreation Director Rob Diaz; Building Official Bret McCullough; City Secretary Stephanie Storm, and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

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

PRESENTATIONS

PS1. Proclamation for Black History Month.

Mayor Porter presented a proclamation proclaiming February 2021 as Black History Month in Wylie, Texas. Mr. Brian Alexander was present to accept the Proclamation.

CITIZEN COMMENTS ON NON-AGENDA ITEMS

There were no citizens present wishing to address Council.

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 26, 2021 Regular City Council and Work Session Meeting Minutes.

- B. Consider, and act upon, Ordinance No. 2021-07 amending Article IV (Speed) of Section 110-133 (School Zones) of the Wylie Code of Ordinances, establishing a school zone for certain streets; establishing prima facie maximum speed limits during school hours in such zone; removing the school zone for certain street(s); providing for the installation of signs and markings; regulating vehicular and pedestrian traffic; providing for a penalty for the violation of this ordinance, providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.**
- C. Consider, and act upon, Ordinance No. 2021-08, amending Planned Development 99-32, to allow for a change to the maximum fence height, on 327.5 acres generally located north and east of McMillen Road and McCreary Road (ZC 2020-19).**
- D. Consider, and act upon, Interlocal Cooperation Agreements, with modifications, for Jail Services between the City of Wylie and the cities of Murphy and Parker, and authorizing the City Manager to execute any necessary documents.**
- E. Consider, and act upon, Ordinance No. 2021-09 of the City Council of the city of Wylie, Texas, amending Wylie's Code of Ordinances, Ordinance No. 2005-07, as amended, Appendix C (Wylie Comprehensive Fee Schedule), Section III (Construction Permits and Fees), Section IV (Engineering Fees), Section V (Impoundment, Boarding and Adoption Fees), Section VI (Planning and Zoning), Section VIII (Public Library), Section X (Water and Sewer Tap Fees); modifying the amount of certain fees and charges for City services and other items; providing a savings/repealing clause, severability clause, penalty clause and an effective date; and providing for the publication of the caption hereof.**

Mayor Porter requested Items B and E be pulled from Consent Agenda and considered individually.

Council Action

A motion was made by Councilwoman Arrington, seconded by Councilman Duke, to approve Consent Agenda Items A, C, and D as presented. A vote was taken and motion passed 6-0 with Councilman Wallis absent.

REGULAR AGENDA

- B. Consider, and act upon, Ordinance No. 2021-07 amending Article IV (Speed) of Section 110-133 (School Zones) of the Wylie Code of Ordinances, establishing a school zone for certain streets; establishing prima facie maximum speed limits during school hours in such zone; removing the school zone for certain street(s); providing for the installation of signs and markings; regulating vehicular and pedestrian traffic; providing for a penalty for the violation of this ordinance, providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.**

Staff Comments

Public Works Director Porter addressed Council stating the City has not performed a City-wide look in school zones for at least ten years. In 2020, Lee Engineering, LLC performed a review of the City of Wylie of existing reduced speed school zones at sixteen Wylie ISD campuses in which a site visit was performed at each school to inventory existing signage and to find the limits of existing reduced speed school zones, as well as make recommendations to update zone lengths, crosswalk details, and school zone signage, where appropriate. This study completed by Lee Engineering, LLC does not address on campus traffic and pedestrian movements, but only addresses what is in City right of way.

Porter stated the attached letter from Lee Engineering, LLC offers figures for all WISD existing and proposed school zones. Some school zone lengths were shortened or eliminated due to the lack of pedestrian demand

crossing the street as indicated by traffic counts or attendance boundaries. Recommended lengths for reduced speed school zones have been minimized in order to encourage driver compliance.

Porter stated proposed recommendations were based on engineering judgment informed by the following guiding principles: pedestrian crossing activity should be the primary basis for reduced speed school zones; however, irregular traffic and pedestrian movements must also be considered when children are being dropped off and picked up from school; school speed limits should be installed based on the posted speed limit; a statewide survey of city and school district police officers indicated the officers agreed the posted speed limit with "End School Zone" plaque improved compliance; and operating speeds increase as the distance from the beginning of the school zone increases. Porter stated studies have shown that compliance is highest in the first 350 feet of a school zone; therefore, by limiting the reduced speed school zone to 400 feet maximum, compliance to the 20-mph speed limit should be higher.

Council Comments

Mayor *pro tem* Forrester asked if the small LED lights were addressed in the study to ensure increased visibility to capture the driver's attention. Public Works Director Porter responded the lights were not addressed in the study and added he has not received many complaints over the last year as drivers get familiar with the specific types of signs; however, the City can choose to address the issue with additional maintenance and equipment that will be removed from some of the areas addressed in the study to increase visibility. Forrester and Porter expressed concerns with the visibility of the small LED lights and stated they would like to see additional equipment added.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang, to approve Ordinance No. 2021-07 amending Article IV (Speed) of Section 110-133 (School Zones) of the Wylie Code of Ordinances, establishing a school zone for certain streets; establishing prima facie maximum speed limits during school hours in such zone; removing the school zone for certain street(s); providing for the installation of signs and markings; regulating vehicular and pedestrian traffic; providing for a penalty for the violation of this ordinance, providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance. A vote was taken and motion passed 6-0 with Councilman Wallis absent.

- E. Consider, and act upon, Ordinance No. 2021-09 of the City Council of the city of Wylie, Texas, amending Wylie's Code of Ordinances, Ordinance No. 2005-07, as amended, Appendix C (Wylie Comprehensive Fee Schedule), Section III (Construction Permits and Fees), Section IV (Engineering Fees), Section V (Impoundment, Boarding and Adoption Fees), Section VI (Planning and Zoning), Section VIII (Public Library), Section X (Water and Sewer Tap Fees); modifying the amount of certain fees and charges for City services and other items; providing a savings/repealing clause, severability clause, penalty clause and an effective date; and providing for the publication of the caption hereof.**

Council Comments

Mayor Porter asked about the commercial building fees increasing. Holsted replied that the new proposed fees bring us in line with neighboring cities. Holsted stated the developers may ask for assistance with fees but he does not see it as a hindrance. Porter asked about some of the licensing fees being removed. Parker responded the plumbing and electrical fees were removed as a result of previous legislative sessions removing the ability for the City to charge those fees. Porter asked about the Garage Sale Permit fee being removed and Forrester asked about the current ordinance in place that limits the resident to two garage sales a year. Holsted replied the resident will still have to obtain a permit, but will not have to pay a fee. Porter asked about the fee for republication for a zoning change when it is requested to be tabled by the applicant being removed. Haskins responded the fee was removed as it would be considered a reapplication and fall under a different statute. Porter asked about the material fees under Planning being removed. Haskins replied in discussion with legal these fees were covered under the Public Information Act.

Councilwoman Arrington left her seat at the dais at 6:44 p.m.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Mize, to approve Ordinance No. 2021-09 of the City Council of the city of Wylie, Texas, amending Wylie's Code of Ordinances, Ordinance No. 2005-07, as amended, Appendix C (Wylie Comprehensive Fee Schedule), Section III (Construction Permits and Fees), Section IV (Engineering Fees), Section V (Impoundment, Boarding and Adoption Fees), Section VI (Planning and Zoning), Section VIII (Public Library), Section X (Water and Sewer Tap Fees); modifying the amount of certain fees and charges for City services and other items; providing a savings/repealing clause, severability clause, penalty clause and an effective date; and providing for the publication of the caption hereof. A vote was taken and motion passed 5-0 with Councilman Wallis and Councilwoman Arrington absent.

- 1. Consider, and act upon, authorizing the City Manager to sign a Development Agreement, between the City of Wylie and Wylie Lake Park LD, LLC regarding the use of building materials for the development of a townhome planned development generally located at the northwest corner of County Line Road and Troy Road.**

Staff Comments

Planning Manager Haskins addressed Council stating the applicant has requested to enter into a Development Agreement with the City of Wylie regarding the use of building materials for the development of a townhome planned development generally located at the northwest corner of County Line Road and Troy Road. The proposed Development Agreement, signed by the applicant, states that the developer will voluntarily abide by the building materials standards of the City of Wylie Zoning Ordinance, with the exception of those noted in Exhibit B Paragraph 1 which are: All homes shall consist of a minimum of 80 percent masonry to include brick, stone, stucco or masonry board with 100 percent brick on the first floor; in addition to the requirements above and as stated in the Planned Development zoning ordinance applicable to the property.

Applicant Comments

Meredith Joyce, representing Michael Joyce Properties, gave a brief presentation reviewing the objective of Wylie Lake Park Villas and elevations of the proposed homes.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Duke, to approve authorizing the City Manager to sign a Development Agreement, between the City of Wylie and Wylie Lake Park LD, LLC regarding the use of building materials for the development of a townhome planned development generally located at the northwest corner of County Line Road and Troy Road. A vote was taken and motion passed 5-0 with Councilman Wallis and Councilwoman Arrington absent.

Tabled from 01-26-2021

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Duke, to remove Item 2 from table. A vote was taken and motion passed 5-0 with Councilman Wallis and Councilwoman Arrington absent.

- 2. Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Multi-Family (MF) to Planned Development - Multifamily (PD-MF), to allow for townhome development on 26.653 located at the northwest corner of County Line Road and Troy Road. (ZC 2020-17).**

Staff Comments

Planning Manager Haskins addressed Council stating at the January 26 City Council meeting this item was tabled in order for staff and the applicant to complete a voluntary Development Agreement (DA) regarding building

materials. The applicant is requesting to rezone 26.653 acres located on the northwest corner of County Line Road and Troy Road. The property is currently zoned multi-family and the requested rezoning to a Planned Development is to allow for a change from a townhome development designed for buildings with 5-7 units to one which allows only 2-3 units per building. Haskins stated the applicant wishes to complete the project with duplexes, and a few triplexes.

Public Hearing

Mayor Porter continued the public hearing on Item 2 at 6:54 p.m. asking anyone present wishing to address Council to come forward.

No one came forward for the public hearing.

Mayor Porter closed the public hearing at 6:54 p.m.

Council Action

A motion was made by Councilman Strang, seconded by Mayor *pro tem* Forrester, to approve a request for a change of zoning from Multi-Family (MF) to Planned Development - Multifamily (PD-MF), to allow for townhome development on 26.653 located at the northwest corner of County Line Road and Troy Road. (ZC 2020-17). A vote was taken and motion passed 5-0 with Councilman Wallis and Councilwoman Arrington absent.

3. **Discussion and consideration of all matters incident and related to the issuance and sale of “City of Wylie, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2021”, including the adoption of Ordinance No. 2021-10 authorizing the issuance of “City of Wylie, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2021”; specifying the terms and features of said certificates; providing for the payment of said Certificates of Obligation by the levy of an ad valorem tax upon all taxable property within the City and a limited pledge of the net revenues derived from the operation of the City’s waterworks and sewer system; providing the terms and features of such certificates and resolving other matters incident and relating to the issuance, payment, security, sale and delivery of said certificates, including the approval and execution of a paying agent/registrar agreement and the approval and distribution of an official statement pertaining thereto; and providing an effective date.**

Staff Comments

Finance Director Beard addressed Council stating at the February 25, 2020 council meeting/work session, a budget discussion for funding the construction of Fire Station 4 was held. Council directed staff to proceed with the issuance of debt for this purpose. On November 17, 2020 Council approved the publication of the notice of intent to issue the Certificates of Obligation. The notice was published in The Wylie News on December 9, 2020 and December 16, 2020. Bids will be received for the sale of these certificates on the morning of February 9, 2021.

Nick Bulaich, representing Hilltop Securities, addressed Council giving an overview stating the City sold \$5.3 million of Certificates of Obligation and the ratings were affirmed at AA2 and AA, which are considered high grade ratings. The City was upgraded from strong to very strong this year, which is very high. The City received seven bids with the winning bidder being The Baker Group at a true interest cost of 1.445 percent, being a fixed interest rate and a 20-year amortization.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang, to approve Ordinance No. 2021-10 and all matters incident and related to the issuance and sale of “City of Wylie, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2021”, as provided for in Agenda Item #3. A vote was taken and motion passed 5-0 with Councilman Wallis and Councilwoman Arrington absent.

4. **Discussion and consideration of all matters incident and related to the issuance of “City of Wylie, Texas, General Obligation Refunding Bonds, Series 2021”, including the adoption of Ordinance No. 2021-11 authorizing the issuance of “City of Wylie, Texas, General Obligation Refunding Bonds, Series 2021”; levying a continuing direct annual ad valorem tax for the payment of said bonds; providing for the redemption of certain outstanding obligations of the city; and resolving other matters incident and related to the issuance, sale, payment and delivery of said bonds, including the approval and execution of a paying agent/registrar agreement and the approval and distribution of a preliminary official statement and an official statement; and providing an effective date.**

Staff Comments

Finance Director Beard addressed Council stating when discussing the issuance of Certificates of Obligation for Fire Station 4, Hilltop Securities alerted staff about some City bonds that could be refinanced for a better rate.

Nick Bulaich, representing Hilltop Securities, addressed Council giving an overview stating the City received six bids with the winning bidder being UMB Bank at a true interest cost of 0.4695 percent, and is much lower than the CO's because it is for a much shorter term being seven years in total. The total savings produced from the refinancing results in a total of \$659,000. Bulaich added with regard to refinancing any additional City debt, the 2017 Tax Cut and Jobs Act prohibits tax exempt advanced refunding; therefore, the City has to wait until a call date with the next opportunity being about this time next year. The City's high credit rating resulted in the amount of bids received with the low interest rate.

Council Comments

Mayor *pro tem* Forrester stated the City does not do a bond issuance every year, it is actually done rarely. Forrester asked Mr. Bulaich to speak on his comment regarding the very strong financial management of the City and how they arrived at the City being “very strong.” Mr. Bulaich responded that under their FMA methodology, the City of Wylie's financial practices are strong, well embedded, and likely sustainable. Mr. Bulaich listed out the positive financial policies and plans that took the City from a “strong” rating to a “very strong” rating. Forrester gave credit to the City's financial team and thanked them for their work. Finance Director Beard stated that they have a great team and thanked Mayor *pro tem* Forrester.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Duke, to approve Ordinance No. 2021-11 and all matters incident and related to the issuance of “City of Wylie, Texas, General Obligation Refunding Bonds, Series 2021”, as provided for in Agenda Item #4. A vote was taken and motion passed 5-0 with Councilman Wallis and Councilwoman Arrington absent.

5. **Consider, and act upon, Resolution No. 2021-04(R) of the City Council of the City of Wylie, Collin, Dallas and Rockwall Counties, Texas, amending Resolution No. 2021-03(R), which ordered a General Election to be held on May 1, 2021, for the purpose of electing the positions of two Council members (Place 2 and Place 4) of the Wylie City Council, to hold office for a period of three years; designating locations of polling places and providing a repealing clause.**

Staff Comments

City Secretary Storm addressed Council stating at the last Council meeting, the General Election was ordered, and since that time, Collin College has requested they have a polling location at their campus, so rather than having two polling locations across the street from each other, staff is proposing it be condensed to one polling location in Wylie located at the Collin College Wylie campus, and not at the Smith Library.

Council Comments

Mayor Porter reiterated that this is simply to combine our polling location with Collin College since they are on the ballot as well and that we can host the election at that site. Storm confirmed that is correct.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Mize, to approve Resolution No. 2021-04(R) of the City Council of the City of Wylie, Collin, Dallas and Rockwall Counties, Texas, amending Resolution No. 2021-03(R), which ordered a General Election to be held on May 1, 2021, for the purpose of electing the positions of two Council members (Place 2 and Place 4) of the Wylie City Council, to hold office for a period of three years; designating locations of polling places and providing a repealing clause. A vote was taken and motion passed 5-0 with Councilman Wallis and Councilwoman Arrington absent.

6. **Consider, and act upon, Resolution No. 2021-05(R) of the City Council of the City of Wylie, Collin, Dallas and Rockwall Counties, Texas, Appointing Election Officials for the General Election on May 1, 2021, for the purpose of electing the positions of two Council members (Place 2 and Place 4) of the Wylie City Council.**

Staff Comments

City Secretary Storm addressed Council stating this item reflects the Collin College campus as the Wylie polling location, which had to be secured in Item 5 before a vote was taken on Items 6 and 7.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Duke, to approve Resolution No. 2021-05(R) of the City Council of the City of Wylie, Collin, Dallas and Rockwall Counties, Texas, Appointing Election Officials for the General Election on May 1, 2021, for the purpose of electing the positions of two Council members (Place 2 and Place 4) of the Wylie City Council. A vote was taken and motion passed 5-0 with Councilman Wallis and Councilwoman Arrington absent.

7. **Consider, and act upon, Resolution No. 2021-06(R) authorizing the City Manager to execute a Joint General and Special Election Services Contract between the City of Wylie and The Collin County Elections Administrator to be administered by the Collin County Elections Administrator for the May 1, 2021 Wylie General Election.**

Staff Comments

City Secretary Storm addressed Council stating this item had to be approved after the Order of the Election and the changing of the polling locations. Storm advised the Collin County polling locations will change as locations are secured across the county and cancellations happen; therefore, the attached polling locations are tentative at this time.

Council Comments

Mayor Porter asked if the location for the City of Wylie will be the Collin College Wylie campus. Storm advised Collin County voters can vote at any location in Collin County. Rockwall and Dallas County voters that are City of Wylie voters can only vote at the Collin College Wylie campus. Mayor Porter asked if the other locations may change that are currently listed. Storm advised that there will be an updated list, once finalized, on our website and on the Collin County elections page.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Mize, to approve Resolution No. 2021-06(R) authorizing the City Manager to execute a Joint General and Special Election Services Contract between the City of Wylie and The Collin County Elections Administrator to be administered by the Collin County Elections Administrator for the May 1, 2021 Wylie General Election. A vote was taken and motion passed 5-0 with Councilman Wallis and Councilwoman Arrington absent.

Mayor Porter convened the Council into Work Session at 7:19 p.m.

WORK SESSION

WS1. Presentation by Agape Resource & Assistance Center - Affordable and Desirable Housing to Wylie.

Assistant City Manager Ollie addressed Council advising how she came to know about the Agape Resource & Assistance Center program, through a group called Community Resource Group that she came in contact with during the Point in Time count for the homeless.

Executive Director Janet Collingsworth, representing Agape Resource & Assistance Center, gave a presentation to the Council describing the program, which is geared toward assisting single homeless women, many of whom are survivors of domestic violence. The program assists women graduate to self-sustaining lives. She gave statistics on City of Wylie residents who are employed but fall below the HUD threshold of "housing burdened." She described how the average price of rent in Wylie causes a burden to median income households. The program's solution is to create nine to ten three-plex or four-plex building units that will provide affordable housing in an urban village concept that will be called Jericho Village. The units would have income based, sliding scale rent. The program would provide counseling and support services to women to help with financial literacy, budgeting, child care, and education.

Mayor *pro tem* Forrester asked if the women and children who come into the facility are protected with safety and security. Collingsworth advised that is the reason for the urban setting, so everyone can watch out for each other, and that the local law enforcement would be encouraged to be involved. Mayor Porter asked if the goal would be to have the individuals transition out of the housing once they are provided with forms of education and training, to other housing in the community. Collingsworth advised that would be the goal, by providing the support system for education to provide for a higher paying job or financial and budget training, or by providing assistance with childcare and transportation. Councilman Mize commented that the supporters of the work of Agape Resource & Assistance Center are impressive and advised he'd like to know more about the history of the organization. Collingsworth gave a short description of her background and the background of the program. She advised the average stay in the program is about a year, and most of the women graduate with higher income and are able to take care of their children. She advised housing has been the number one barrier in assisting these women. Mayor Porter expounded on the opportunities that could be had with the program through partnerships with Collin College.

Ollie advised there would need to be some zoning changes and that staff would work with the applicant to proceed forward.

Direction from Council was supportive and all expressed the desire to see future plans.

WS2. Discuss ongoing efforts for Wylie Fire Rescue grant funding.

Fire Chief Blythe addressed the Council stating that the Fire Department is always looking for grant opportunities and gave a history of grants they have received since 2004. He advised the grant they just received is for a fire extinguisher training program that uses augmented reality to make the training very realistic. The grant that is in process right now, SHSP grant, is for an AreaRae Gas Detector. It allows monitoring of air up to two miles away. Blythe also described the SAFER grant that would allow for hiring six additional firefighters, possibly more. He also described the AFG grant which would allow for the purchase of a replacement for the U143 2005 truck with a 1998 bed, at a cost of \$600,000, with a 10% cost share.

Mayor Porter thanked the fire department for their work on obtaining the grants which are time consuming and can be difficult. Mayor Porter advised Chief Blythe to bring the issue of personnel to Council regarding the SAFER grant if needed.

WS3. Discuss the progress of the AMI project.

City Manager Holsted addressed the Council stating that this project was funded in this years' budget and staff wanted to give a status update. Finance Director Beard advised they are about halfway through with replacing meters, meter lids, and making the meter lids work with antennas that they have. She stated there have been nineteen inquiries, mostly regarding usage relative to the new meters.

Mayor *pro tem* Forrester asked how the process is being communicated to the residents. Utility Billing Manager Orie Cross answered stating they are using door tags on front doors, and are sending notifications that the crew is going to be in that area soon, which can be difficult due to the changing of location when replacing meters. Councilman Duke advised that his meter was just replaced and he did not get a door tag, and Councilman Strang advised he did not get one either. Mayor Porter asked that staff follow up with the contractor to make sure that is being done. Mayor Porter also advised residents to make sure if there is an issue they are following up with the correct water service provider as there are several in the City. Councilman Strang asked about citizens being able to log in online and see usage for their water. Beard advised that they are hoping to have that available by June. Cross expounded on that advising that staff just received training and is able to see hourly usage now, and that the customer would soon be able to see that. Councilman Strang asked about leaks on the customer's sides, if that would alert them. Cross advised that staff would be alerted and would call the customer. Beard advised that there is some integration that is needed with the financial software, so that is the reason it will be the summertime before it will be available.

WS4. Discuss Lake Lavon Study – Joint work session with Parks and Recreation Board.

Parks and Recreation Director Diaz addressed Council advising they have staff with Dunaway Associates back to give a presentation similar to the Aquatic Study that was presented at the last Council meeting.

Elizabeth McIlrath, representing Dunaway Associates, gave a presentation regarding the Lake Parks Master Plan for East Fork Park and Avalon Park including: description of areas and amenities of the lake, areas that have potential for future flooding, and areas in need of updating or replacing. McIlrath gave a baseline facilities assessment of each park and asked Council for direction on what they envision the parks would have, how they would look, and what amenities would be available to the public.

Parks and Recreation board member Brett Swendig addressed Council advising the Parks Board is mulling it over and doing background research on what the plan would look like and what they are going to present.

Councilman Mize advised he would envision building something attractive for events such as July 4th celebrations utilizing the pavilion, less of an emphasis on camping and more on day use would be most utilized by the people of the City such as bike and walking trails, would like to preserve green space but also add a commercial aspect of a restaurant and shops that would bring others in from other cities which would be good for revenue and sales. Mize gave examples of Ladybird Lake Austin and Buffalo Bayou. Councilman Duke advised keeping it as a park for local citizens to use and the additions of cabins, such as Broken Bow, OK, which could possibly attract people from the city. Councilman Strang stated he was interested in how we can attract people from the city, but to also have areas for the locals to utilize. Mayor *pro tem* Forrester gave the example of Lake Grapevine Park as a great example of utilizing the space. He spoke on keeping camping as part of the parks, stated the target market is anyone that would utilize the greenspace, and emphasized the importance of keeping the greenspace as much as possible. Mayor Porter advised he'd like to see it be something at the forefront of somewhere people want to go, new amenities and updates are necessary, a revamp and review of the camping space would be good, is open to moving things around, and stated it is good to bring individuals from other cities in, and maybe offer a general store to bring in revenue; however, wants it to be something citizens are proud of and have plenty of amenities to enjoy. Porter gave an example of Canyon Lake as being a great place to visit.

RECONVENE INTO REGULAR SESSION

Mayor Porter convened the Council into Regular Session at 8:51 p.m.

Mayor Porter convened the Council into Executive Session at 8:54 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, Jackson and Oak, and State Hwy 78 and Ballard.

ES2. Consider the sale or acquisition of properties located along Skyview Drive, and Country Club Road.

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 2017-10a, 2018-8c, 2020-10b, and 2020-11b.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 9:31 a.m.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Duke, to authorize the Wylie EDC to enter into a Performance Agreement with Project 2020-10b in an amount not to exceed \$20,000. A vote was taken and motion passed 5-0 with Councilman Wallis and Councilwoman Arrington absent.

READING OF ORDINANCES

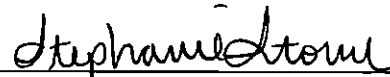
City Secretary Storm read the captions to Ordinance Nos. 2021-07, 2021-08, 2021-09, and 2021-10, and 2021-11 into the official record.

ADJOURNMENT

A motion was made by Councilman Duke, seconded by Councilman Strang, to adjourn the meeting at 9:36 p.m. A vote was taken and motion passed 5-0 with Councilman Wallis and Councilwoman Arrington absent.


Matthew Porter, Mayor

ATTEST:


Stephanie Storm, City Secretary

