

Wylie City Council Minutes

July 13, 2021 – 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 6:00 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Mayor *pro tem* Jeff Forrester, Councilman Scott Williams, 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; Finance Director Melissa Beard; Human Resources Director Lety Yanez; Parks and Recreation Director Rob Diaz; Public Works Director Tim Porter; Library Director Ofilia Barrera; Building Official Bret McCullough; Project Engineer Jenneen Elkhaid; Public Information Officer Craig Kelly; Economic Development Executive Director Jason Greiner; City Secretary Stephanie Storm, and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

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

PRESENTATIONS & RECOGNITIONS

PR1. Proclamation for Kunal Kapur.

Mayor Porter and Police Chief Henderson presented Kunal Kapur a proclamation proclaiming July 13, 2021 as Kunal Kapur Day in the City of Wylie, thanking him for his work on a children's Crime Victim's Advocate waiting room at the Public Safety Building and congratulating him on earning his Eagle Scout.

PR2. Proclamation for Duc Truong.

Mayor Porter presented Duc Truong a proclamation proclaiming July 13, 2021 as Duc Truong Day in the City of Wylie thanking him for his over the top customer service that he provides the City of Wylie.

CITIZEN COMMENTS ON NON-AGENDA ITEMS

There were no citizens present wishing to address the 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 June 22, 2021 Regular City Council Meeting minutes.

B. Consider, and act upon, updating the Parks and Recreation Board Bylaws.

- C. Consider, and act upon, a Final Plat for Jacobs Addition Lots 1R-3-1, 1R-3-2, 1R-3-3, Block B, being a replat of Jacobs Addition Lot 1R-3, Block B, to establish three commercial lots on 4.728 acres, property located at 3010 FM 544.
- D. Consider, and act upon, a Preliminary Plat for Lot 1, Block 1 of Dutch Bros Coffee addition to establish one commercial lot on 1.022 acres, property located at 2817 FM 544.
- E. Consider, and act upon, Resolution No. 2021-17(R) authorizing the City Manager to execute a revised Wholesale Wastewater Collection Agreement with the Wylie Northeast Special Utility District.
- F. Consider, and act upon, Resolution No. 2021-18(R) determining a public necessity to acquire certain properties for public use for rights-of-way (in fee simple), temporary construction easements and related improvements for the construction, expansion, access, repair, maintenance and replacement of Eubanks Lane (from Hwy 78 to approximately 1,000 feet north of Centennial Drive); giving notice of an official determination to acquire certain properties for public use for rights-of-way (in fee simple), temporary construction easements and related improvements for the construction, expansion, access, repair, maintenance and replacement of Eubanks Lane (from Hwy 78 to approximately 1,000 feet north of Centennial Drive); authorizing the City Manager of the City of Wylie, Texas, to establish procedures for acquiring the rights-of-way (in fee simple), temporary construction easements and related improvements offering to acquire said property rights, voluntarily from the landowners through the making of bona fide offers; appropriating funds; providing for repealing, savings and severability clauses; and providing for an effective date.

Mayor Porter requested Item F be removed from the Consent Agenda and considered individually.

Council Action

A motion was made by Councilman Duke, seconded by Councilman Williams, to approve Consent Agenda Items A-E as presented. A vote was taken and motion passed 7-0.

REGULAR AGENDA

- F. Consider, and act upon, Resolution No. 2021-18(R) determining a public necessity to acquire certain properties for public use for rights-of-way (in fee simple), temporary construction easements and related improvements for the construction, expansion, access, repair, maintenance and replacement of Eubanks Lane (from Hwy 78 to approximately 1,000 feet north of Centennial Drive); giving notice of an official determination to acquire certain properties for public use for rights-of-way (in fee simple), temporary construction easements and related improvements for the construction, expansion, access, repair, maintenance and replacement of Eubanks Lane (from Hwy 78 to approximately 1,000 feet north of Centennial Drive); authorizing the City Manager of the City of Wylie, Texas, to establish procedures for acquiring the rights-of-way (in fee simple), temporary construction easements and related improvements offering to acquire said property rights, voluntarily from the landowners through the making of bona fide offers; appropriating funds; providing for repealing, savings and severability clauses; and providing for an effective date.

Council Comments

Mayor Porter requested Public Works Director Porter give an overview of the project. Mayor *pro tem* Forrester confirmed that this item does not authorize eminent domain.

Staff Comments

Public Works Director Porter addressed Council stating the City has an agreement with NTMWD to improve the area between the first entrance into NTMWD site, south to Highway 78. The City is 90 percent complete with the plans and the consultant is starting to reach out to the property owners. The roadway will be a four lane divided road and will provide traffic relief for that area. Porter confirmed that this item does not authorize eminent domain.

Council Action

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

- 1. 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)**

Staff Comments

Planning Manager Haskins addressed Council stating the applicant is requesting a Special Use Permit (SUP) on 1.022 acres generally located on the northeast corner of Springwell Parkway and FM 544 to allow for a restaurant with drive-through service. The proposed use is for a Dutch Bros Coffee restaurant. The preliminary plat for the development was recommended for approval by the Planning and Zoning Commission (Commission). Haskins stated the Zoning Ordinance requires all restaurants with drive-throughs to obtain a SUP. As part of the SUP the applicant is also requesting for the Zoning Exhibits to function as the review and approvals of the site plan. The proposed Zoning Exhibit provides 22 parking spaces with one ADA space, and Haskins reported 13 spaces are a grasscrete surface due to the site exceeding the maximum allowed parking. Haskins stated 18 notifications were mailed; with one response received in favor and no response in opposition of the request. The Commission voted 7-0 to recommend approval.

Applicant Comments

Dan Dover, representing Main & Main Capital Group, LLC, addressed Council giving an overview of Dutch Bros Coffee.

Public Hearing

Mayor Porter opened the public hearing on Item 1 at 6:29 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 6:30 p.m.

Council Comments

Councilmen Williams and Duke asked regarding the special conditions and the use, if another applicant comes in, can they come in under the same SUP without coming before Council, and asked if so, could wording be added to require a new applicant to come before Council for consideration. Haskins replied as currently written it would allow for another applicant to come in without Council approval that can utilize the same building without a new site plan, and stated language could be added to require a new applicant to come before Council if that is Council's desire. Mayor Porter asked about potential traffic concerns with the driveway and the nearby railroad track and intersection. Haskins replied Engineering has reviewed and approved the plans. Holsted added the median improvements on Springwell does allow vehicles to make a left turn out of the parking lot, and as a train is approaching, it activates the traffic signal on FM 544 to clear the intersection. Councilman Wallis asked what type of building materials would be utilized as it looks different from what is traditionally in the City. Dover replied the siding is an architectural raised ribbed panel, the wainscot across the building and canopy columns are a split face CMU, and the face of the canopy will have a metal fascia. Dover added the building will be a 900 square foot building. Councilman Wallis voiced concerns about the durability of the proposed material during weather events. Dover replied the company is extremely picky about their look and wants their building to look good and presentable. Mayor Porter, utilizing other locations as examples, expressed concerns with materials presented and asked if other materials could be used instead of the metal material. Dover stated the materials proposed meets within the design criteria and the presented materials is what is preferable for the companies branding and maintenance programs. Councilman Wallis asked about some of the other location towers being grey instead of blue, and stated he wanted to see if any changes could be made to the accents. Dover replied that is a current change within the company and they would like the tower to be painted blue as it is the focal point of their brand. Dover

asked if Council would be okay with utilizing nichiha, a stone paneling material, on the tower, and the rest of the building in architectural metal. Dover did emphasize they have time constraints on the land purchase; therefore, he would not want to delay for months. Holsted confirmed these materials are allowed by right if the applicant did not need a SUP. Haskins replied that is correct. Councilman Williams asked about the required building materials. Haskins stated the masonry requirements in the Zoning Ordinance are only enforceable in areas that were completed before the law was changed in 2019, and since 2019 a voluntary development agreement has to be reached with the applicant in order to enforce building materials. Councilman Williams stated his preference for the exterior look is like the Flower Mound location. Dover stated the company is not a fan of the morsel siding as it makes it look like a residential structure. Councilman Strang stated he agreed with the other comments from Council and really liked the look of the Flower Mound location as it would fit in the community more. Councilman Mize stated he appreciated the feedback from Council and felt the proposed design is attractive and is acceptable, and thinks nichiha could be a form of compromise, as long as it does not delay the project from moving forward. Mayor Porter stated there was an Austin location where the look fits in more with the surrounding businesses of Wylie. Dover stated their customer base is teenagers, 20, and 30-year old and the company wants to focus and serve their customers, and stated if they could get an approval this evening, the company could do some sort of wainscot and switch to stucco. Mayor Porter replied that typically a development agreement would be brought back at the next meeting for consideration before approval. Dover asked if stucco would be agreeable on the building. Mayor Porter stated he would be okay with stucco and some metal on the building, as they would be generally fitting with the surrounding development. Councilman Williams stated he agreed with the Mayor, if the metal is broken up that would be sufficient. Dover requested feedback from Council. Councilman Duke stated the renderings look like a box car, and stated he would like the SUP to revert back to require Council approval for a new applicant. Councilman Strang stated he agreed with Councilman Williams that the metal tower would be good with the use of another material on the remainder of the building. Mayor *pro tem* Forrester stated he agreed with the Council feedback, but saw the value in the branding. Mayor Porter stated he would like to see something that breaks the metal up, and agrees with Councilman Duke on the SUP. Mayor Porter asked Haskins what the City has done in the past with the SUP. Haskins replied, what staff proposed is what is typically done; it does not depend on the user, but instead on how the property is used. Mayor Porter stated he was good with it as written. Councilman Williams stated in regards to the SUP, he would prefer if it changes ownership prior to it being built it would require Council approval, and as long as the change in materials breaks the metal up with at least two main finishes he is good with what the company chooses to use. Councilman Wallis stated as long as the look is broken up with different materials he does not want to dictate colors and materials. Councilman Mize stated he supports the design as is but if an alternate design is proposed he would be fine with that as well.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang, to table Item 1 until July 27, 2021 City Council meeting. A vote was taken and the motion passed 6-1 with Councilman Mize voting against.

- 2. Consider, and act upon, Resolution No. 2021-19(R) supporting the Collin County Mobility Plan Update and the efforts to reduce the current and projected traffic congestion, and to provide more connectivity and enhance safety in the southeast portion of Collin County.**

Staff Comments

City Manager Holsted addressed Council stating Collin County is developing the Future Mobility Study to give the public and stakeholders an opportunity to provide input on current and future transportation needs. The Study includes east and southeast Collin County as well as Dallas, Rockwall, and Hunt counties to help ensure a regional approach to transportation planning. Council approval of the Resolution would support the concept of a coordinated Study to update transportation plans in, and near, Wylie for the purpose of providing the necessary mobility for the existing and future residents, and employees of the area, and meet the 2018 Collin County bond program eligibility requirement. Holsted stated the 2018 Collin County bond program included approximately \$60 million in funding for City thoroughfare projects in which \$36 million was awarded in 2020 and the remaining \$24 million should be made available in mid to late 2022.

Council Comments

Mayor *pro tem* Forrester confirmed Council is not committing to any roadways through Wylie with passage of this Resolution. Holsted replied that is correct. Mayor Porter added the County is looking at this, and is currently working on this, regardless of what Council decides this evening. Councilman Williams asked with the City's participation, if the County is already working at this, does the City hire their own consultant. Holsted replied that the decision would be up to Council as the County is using the traffic model from North Central Texas Council of Government (NCTCOG). Councilman Williams asked if the County is developing their plan, what are the benefits and drawbacks to the City participating. Holsted responded, depending on what results from their Study, the County may recommend changes to the mobility plan which could affect Wylie. Councilman Williams confirmed passing of this Resolution is the City being proactive instead of reactive. Holsted confirmed that is correct.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams, to approve Item 2 as presented. A vote was taken and the motion passed 7-0.

Mayor Porter convened the Council into Work Sessions at 7:19 p.m. Mayor Porter stated he was going to start with Work Session 4 as the Bond Attorney was present.

WORK SESSIONS

WS4. Discuss potential Bond Election projects and proposition verbiage.

City Manager Holsted stated Mr. Dransfield is present to discuss potential bond proposition verbiage.

Bob Dransfield, representing Norton Rose Fulbright US LLP, gave information about holding a November Bond election including important dates, costs associated, 2019 legislative updates, bond proposition wording, and general information regarding Bond elections and usage of the funds. Mr. Dransfield answered questions from the Council.

Citizen Bond Advisory Committee members present included: Matthew Soto, Sandra Stone, Scott McDonald, Aleksandra Rolfson, and Becky Welch.

Mayor Porter convened the Council into a break at 7:38 p.m.
Mayor Porter reconvened the Council into Work Session at 7:50 p.m.

Council Comments

Mayor Porter asked for direction on the projects Council would like to move forward with having language drafted and brought back at the next Council meeting for Council input. Mayor Porter stated at the last meeting, Council consensus was to move forward with Projects #2 (McMillen Road) and #3 (Park Boulevard). Mayor Porter stated based on the conversations with the Army Corp of Engineers, currently there is a potential for a five-year agreement with a five-year extended renewal for Lake Lavon parks.

Regarding Project #1 (Lavon Lake Parks) Council expressed concerns with investing \$15 million on property the City does not own, for a potential five-year lease. The consensus of Council was to wait on the Lavon Lake projects at this time. The consensus of Council for Project #8 (Founders Park) was to gather additional information and potentially include it in a future bond election, but not in November. The consensus of Council for Project #9 (Stone Road) was to wait until the City received additional information from the County; therefore, do not include it in the November election. Regarding Project #12 (Senior Center) the consensus of Council was to gather additional information and potentially remodel with excess fund balance funds or include in the annual budget, and bring forth the remainder amount needed at a future election, not in November. Councilman Mize and Mayor *pro tem* Forrester expressed interest in pursuing this project in November 2021. Regarding Project #13 (Aquatics) Council consensus was to not put forth a proposition for aquatics at this time. Councilmen Mize, Wallis, and Duke expressed interest in pursuing outdoor aquatics in November 2021.

Regarding Projects #4 (culvert/bridge repair) and #5 (intersection/signal improvements) the consensus of Council was to possibly use excess fund balance or include them as part of the annual budget cycle.

After discussion between Council, the consensus of Council was to move forward with the following Projects: #2 (McMillen Road), #3 (Park Boulevard), #6 (street/alley replacement) up to \$10 million, #7 (downtown improvements) up to \$5 million, and #14 (Sachse Road), totaling \$48,600,000. Council gave direction to state Project #7 (downtown improvements) separately on the ballot and add language which includes City property located at Highway 78 and Brown Street; state Projects #2 (McMillen Road), #3 (Park Boulevard), and #14 (Sachse Road) as one proposition; and state Project #6 (street/alley replacement) general in nature for a total of three propositions.

Mayor Porter thanked Bond Committee members for their service.

Committee member Rolfson asked if aquatics will be included in the November 2021 election and stated if it ever comes up, she would recommend finding a different location for it and not putting it in front of the City building. Mayor Porter replied aquatics will not be included in the November 2021 election.

Mayor Porter convened the Council into a break at 9:25 p.m.

Mayor Porter reconvened the Council into Regular Session at 9:35 p.m.

WS1. Discuss Wylie Wastewater Treatment Plant Demolition Options.

Mayor Porter stated this item will be moved to a future Council agenda.

WS2. Discuss a potential change of zoning from Agricultural to Planned Development (PD-CC-MF) on approximately 24 acres, generally located on the west side of Country Club Road approximately 1200' north of Brown Street.

Planning Manager Haskins addressed Council stating the property owners and developers are seeking Council input on a potential planned development on approximately 24 acres on the west side of Country Club just north of Fire Station #2. The current proposal includes a mix of commercial uses along Country Club, townhomes along the north side of the property, and multi-family apartments along the southside near Collin College.

Evan McAnulty, representing Allen Harrison Company, addressed Council giving a brief presentation on the proposed project that included: the project team, multifamily developer renderings, project location, corridor growth, the Wylie draw, population growth, population and supply, planning site plan, project residents, planning multifamily, clubhouse and multifamily elevations, planning retail, retail elevation, planning townhomes, and planning timing.

David Dahl, resident, addressed Council speaking in favor of this proposed project.

Questions and feedback from Council included: potential affordable housing, liked the look of the proposed project, would be a benefit to the City with the proximity to the College, concerns with the cost of the apartment rent, commercial unit concerns, traffic concerns with a single access point and the amount of vehicles it would bring, breakdown on unit sizes, density concerns, concerns with changing the character of Wylie, concerns with multifamily located near residential homes and resell, privacy concerns with townhomes and metal fence, and concerns regarding square footage minimum.

WS3. Discuss a potential change of zoning from Commercial Corridor to Planned Development (PD-CC-MF) on approximately 22 acres, generally located on the southwest corner of SH 78 and Wylie East Drive.

Planning Manager Haskins addressed Council stating the property owners and developers are seeking Council input on a potential planned development on approximately 22 acres on the southwest corner of SH 78 and Wylie East Drive. The current proposal includes a mix of commercial uses on the corners of SH 78 and Wylie East Drive and SH 78 and Anson Parkway, and single-family style rental units on the interior of the property.

Eric Overton, representing DHI Properties, addressed Council giving a brief presentation on the proposed project that included: the site, zoning, proposed site plan, reasons for rezoning, retail along SH 78 concept renderings, single-family rental concept renderings, and information on DR Horton.

Feedback from Council included: like the access points, change detention pond to retention pond, like commercial on front and possibly making more of the residential closer to SH 78 commercial due to noise, desire for this property to be commercial due to location, concerns with density, concerns with no garages, concerns with duplexes and rentals, good project, concerns with lack of green space, and concerns with separation between current housing.

Mayor Porter convened the Council into a break at 11:00 p.m.

Mayor Porter reconvened the Council into Work Session at 11:09 p.m.

WS5. Discuss FY 2022 Budget.

City Manager Holsted addressed Council stating the projected revenues has increased as the City continues to receive updated sales tax revenues, the proposed budget is essentially flat with a decrease in operating expenses with the only increases being the added firefighters and jailers at midyear. Holsted reported the proposed expenditures for FY 2021-2022 is \$43,755,024 and the current estimated fund balance is 53 percent of expenditures.

Holsted reviewed the personnel budget recommendations from the General Fund which included: Facilities Maintenance Technician, Purchasing Senior Buyer, two Police Detention Officers, Police Training Coordinator, part-time Police Mental Health Coordinator, part-time Police Quartermaster, part-time Police Admin Assistant I, three Fire Station 4 Captains, three Fire Station 4 Driver/Engineer, Reclassify Admin Assistant to Animal Control Officer, Streets Lead Signal Technician, Streets Equipment Operator, and Reclassify Librarian to Assistant Library Director.

Holsted reviewed the onetime uses recommendations from the General Fund which included: Police Computer Equipment/Software for Patrol Tahoe's, Fire Outdoor Warning Siren Replacement, Fire Confined Space Rescue Equipment, Streets Asphalt Roller - Unit #182 Replacement, Streets McCreary Road and Hensley Lane Signal Design, Streets Traffic Signal Control Cabinet, Streets Arrow Directional Board, Parks Cemetery Operations, four Police Patrol Replacement Tahoe's, two Police Admin Replacement Tahoe's, Fire Replacement Division Chief Vehicle, and Streets Replacement of Unit #105.

Holsted stated the excess revenue over expenses plus recommended requests is \$2.5 million. Potential additional General Fund recommendations include: recurring health insurance (Mayor Porter stepped out during the health insurance discussion at 11:50 p.m. Mayor Porter returned to the dais at 11:53 p.m. Mayor Porter did file a conflict of interest form with the City Secretary.) and market adjustment. One-time uses include: Tech Upgrades for Council Chambers, Police FARO System, Ambulance Replacement, two Police Additional Tahoe Replacements, Tennis Court Lighting-Partnership with WISD, and Security for Parks Maintenance Facility.

Holsted stated the General Fund estimated balance for FY 2021-2022 is \$25,541,177. Staff is recommending moving some of the excess fund balance to a separate fund to do one-time capital improvements.

Holsted stated regarding the Utility Fund, in response to the 2020 Water and Sewer Rate Study, the fund balance will be reduced over future years to offset the rate increases which will reduce the balance down to the Policy requirement of 90 days of operating expenditures.

Holsted stated recommended additions to budget and fund balance items from the Utility Fund include: Utility Admin Texas 811 - Utility Locate Contract, Water Skid Steer Broom Attachment, Water Decker Facility - Privacy Screen Fence/Motor Gate, Water Portable Handheld Radios, Wastewater Rubber Track Compact Skid Loader with Trailer, Water Unit #288 Replacement, Wastewater Crew Leader Vehicle, and three Utility Billing Meter Services Vehicle Replacements.

Holsted stated the 4B Sales Tax Fund has an estimated ending fund balance of \$4,896,102, and the recommended additions to budget and fund balance items from the 4B Sales Tax Fund include: Recreation Center Reclass part-time GSS to full-time, 4B Parks Replacement of Valentine Park Playground, 4B Parks Spray Rig Addition, 4B Parks Founders Softball Infield Replacement Fields C and D, 4B Parks Irrigation Pump Founders Softball, 4B Parks New Christmas Tree for Holiday Events, 4B Parks Holiday Lights for Municipal Complex, 4B Parks Replacement Utility Tractor, 4B Parks Turf Renovator, Recreation Center Aerobics Studio Audio Upgrade, and Stonehaven House Phase I.

Holsted stated there are no proposed expenditures anticipated from the Fire Development Fund.

Holsted stated regarding the Hotel Occupancy Tax Fund, the proposed expenditures include \$35,000 for Bluegrass on Ballard, \$35,000 for advertising for events throughout the year, and \$30,000 towards Public Art.

WEDC Executive Director Greiner presented the WEDC Fund Summary which included: the audited ending balance as of September 30, 2020 of \$1,735,327, projected 2021 revenues of \$3,904,938, which includes sales tax from October through April, available funds of \$5,640,265, projected 2021 expenditures of \$4,589,421, estimated ending fund balance as of September 30, 2021 of \$1,050,844, proposed revenues for 2022 of \$6,529,322, proposed expenditures for 2022 of \$5,231,219, and estimated ending fund balance as of September 30, 2022 of \$2,348,947.

Holsted stated at the next meeting the consultant will be present to discuss the market study results and staff will have additional information on health insurance. Holsted stated the figures presented this evening are based on the no new revenue rate, which staff believes will be two cents below the City's current rate. Staff's recommendation would be to leave it at the no new revenue rate especially if there will be an upcoming bond election.

Staff answered questions from Council.

Council thanked staff for their work on the budget.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session and then into Executive Session at 12:38 a.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, Regency and Steel, State Hwy 78 & Ballard, 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, 2018-9b, 2020-11b, 2021-2b, 2021-4a, 2021-4b, 2021-4c, 2021-4d, 2021-5a, 2021-6a, 2021-6b, and 2021-6c.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter reconvened the Council into Regular Session at 1:17 a.m.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Duke, to adjourn the meeting at 1:17 a.m. A vote was taken and motion passed 7-0.

ATTEST:

Stephanie Storm
Stephanie Storm, City Secretary



Matthew O. Porter
Matthew Porter, Mayor