

Wylie City Council Regular Meeting Minutes

May 28, 2024 – 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: Junior Mayor Amelia Hill, Councilman Dave Strang (6:58 p.m.), Mayor *pro tem* Jeff Forrester, Councilman Sid Hoover, Councilman Scott Williams, and Councilman Gino Mulliqi (6:04 p.m.). Councilman David R. Duke was absent.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Marketing and Communications Director Craig Kelly; City Secretary Stephanie Storm; Finance Director Melissa Brown; Public Works Director Tommy Weir; Assistant Police Chief Tommy Walters; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

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

PRESENTATIONS & RECOGNITIONS

Councilman Mulliqi took his seat at the dais at 6:04 p.m.

PR1. Junior Mayor - Amelia Hill.

Mayor Porter introduced Junior Mayor Amelia Hill, administered the oath of office, and presented a proclamation for “Mayor of the Day.”

PR2. Eagle Scout Project - Christopher Troncoso.

Mayor Porter presented a proclamation recognizing Christopher Troncoso for their achievement of the Eagle Scout Award. Troncoso was present to accept the proclamation and gave a brief description of his Eagle Scout project.

PR3. Presentation of Taste of Wylie proceeds to 5 Loaves Food Pantry, Amazing Grace, Christian Care Center, and Hope for the Cities.

Marketing and Communications Director Kelly thanked sponsors Farmers Electric Cooperative and Blue Star Plumbing, the many volunteers, and Special Events Coordinator Lillian Baker for a successful Taste of Wylie. Representatives from Amazing Grace Food Pantry, Wylie Christian Care Center, Hope for the Cities, and 5 Loaves Food Pantry were present to accept the check for \$30,000 of proceeds.

PR4. Wylie Way Students (K-12).

Mayor Porter, WISD Board President Jacob Day, and WISD Superintendent Dr. David Vinson presented a medallion to students demonstrating “Shining the Wylie Way.” Every nine weeks one student from each WISD campus is chosen as the “Wylie Way Student.”

PR5. Mental Health Awareness Month.

Mayor Porter presented a proclamation proclaiming the month of May as Mental Health Awareness Month. Haley Parker, Wylie Police Department Mental Health Coordinator, and Police Sergeant Billy McIntosh were present to accept the proclamation and gave a brief explanation of the role of the Mental Health Coordinator with the Police Department and their passion for providing support and resources to the community.

PR6. Police Department recruiting Video.

Sergeant Chad Hermes addressed the Council providing information and showing the new Police Department recruiting video.

PR7. Recognition of National Public Works Week.

Mayor Porter recognized the week of May 6-10, 2024 as National Public Works Week.

Mayor Porter recessed the Council into a break at 6:58 p.m.

Councilman Strang took his seat at the dais at 6:58 p.m.

Mayor Porter reconvened the Council into Regular Session at 7:07 p.m.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Council regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Council requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

No persons were 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 May 14, 2024 Regular City Council Meeting minutes.**
- B. Consider, and act upon, the approval of the purchase of a new fire training tower, to be located at the training field at Fire Station 2, in the estimated amount of \$508,601.65 through a cooperative purchasing contract with Sourcewell and authorizing the City Manager to execute any and all necessary documents.**
- C. Consider, and act upon, Resolution No. 2024-15(R), to ratify the emergency purchase of materials and labor for the temporary repairs, and the purchase of materials and labor for the installation of a new signal pole and appurtenances located at the intersection of FM 544 and State Highway 78 from Durable Specialties Inc., in the estimated amount of \$81,882.00, and authorizing the City Manager to execute any necessary documents.**
- D. Consider, and act upon, the approval of the purchase of three (3) Advanced Transportation Controller Traffic Cabinets and Hardware from Consolidated Traffic in the estimated amount of \$94,353.00 through a cooperative purchasing contract with Houston-Galveston Area Council (HGAC) and authorizing the City Manager to execute any and all necessary documents.**
- E. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for April 30, 2024.**

- F. Consider, and place on file, the City of Wylie Monthly Investment Report for April 30, 2024.
- G. Consider, and act upon, Ordinance No. 2024-15 amending Ordinance No. 2023-39, which established the budget for fiscal year 2023-2024; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.
- H. Consider, and act upon, Ordinance No. 2024-16 amending Ordinance No. 2023-39, which established the budget for fiscal year 2023-2024; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.
- I. Consider, and act upon, a Preliminary Plat of Lot 1, Block A of Kreymer Elementary School, establishing one lot on 10.120 acres. Property located at 1200 East Brown.
- J. Consider, and act upon, a Final Plat of Wyndham Estates Phase 3, being a Replat of Lots 25 and 26R, Block A, creating Lot 26R-1, Block A of Wyndham Estates on 0.706 acres, located at 1014 Squire Drive.
- K. Consider, and act upon, Ordinance No. 2024-17 for a change in zoning from Agricultural District (AG/30) to Planned Development (PD-MF) for an age-restricted condominium residential community on 47.374 acres. Property located on the west side of Country Club Road approximately 2000' south of Parker Road (ZC 2024-02).
- L. Consider, and act upon, Resolution No. 2024-16(R) authorizing the City Manager to execute a Project Specific Agreement RE: Striping type "B" and "E" Roadways made pursuant to Road & Bridge Master Interlocal Agreement Between Dallas County and the City of Wylie, Texas.
- M. Consider, and act upon, approval of the Hope Under the Stars fundraiser event at Olde City Park on October 5, 2024.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams, to approve the Consent Agenda as presented. A vote was taken and the motion passed 6-0 with Councilman Duke absent.

REGULAR AGENDA

1. Interview applicants for Board of Review vacancies for a term to begin July 1, 2024 and end June 30, 2026.

Council Comments

No applicants were present to be interviewed by the City Council. Staff will reach out to the applicants to see if they can come to the June 11th City Council meeting for an interview.

Council Action

There was no action taken on this Item.

2. Consider, and act upon, nominations for a primary and an alternate member to serve on the North Central Texas Council of Governments (NCTCOG) Regional Transportation Council (RTC) of the Dallas/Fort Worth area for the cities of Allen, Rowlett, Sachse, Wylie, Murphy, Lucas, Parker, and Lavon.

Council Comments

Mayor Porter explained the current primary representative is Chris Schulmeister, Mayor *pro tem*, City of Allen, and the current alternate representative is Matthew Porter, Mayor, City of Wylie. The City of Allen has notified the City that with one year remaining in Mayor *pro tem* Schulmeister term of office, he has decided not to seek a new term; however, Allen Councilmember Michael Schaeffer has expressed a willingness to serve as the Primary

Representative to the RTC with Mayor Porter of the City of Wylie continuing as the Alternate Representative. Porter stated the City may choose to appoint a new primary representative and/or alternate representative.

Councilman Mulliqi recommended Mayor *pro tem* Forrester be nominated as the Primary Representative. Mayor *pro tem* Forrester replied with only one year left on his Council term, he would not want to accept the nomination to fill the two-year term at this time. Forrester recommended Mayor Porter as primary and Councilmember Schaeffer as alternate. Porter stated if he is chosen for both boards, NCTCOG and RTC, he would have to ask if he could serve on both Boards.

Council Action

A motion was made by Councilman Mulliqi, seconded by Councilman Strang, to nominate Mayor Matthew Porter as the primary member and Allen Councilmember Michael Schaeffer as the alternate member to serve on the North Central Texas Council of Governments (NCTCOG) Regional Transportation Council (RTC) of the Dallas/Fort Worth area for the cities of Allen, Rowlett, Sachse, Wylie, Murphy, Lucas, Parker, and Lavon. A vote was taken and the motion passed 6-0 with Councilman Duke absent.

3. **Consider, and act upon, Ordinance No. 2024-18, amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Chapter 46 (Fire Prevention and Protection), Article III (Fire Code), repealing Ordinance No. 2022-21 and adopting the 2021 Edition of the International Fire Code including Appendices B, C, D, K, L, and N, save and except the deletions and amendments set forth herein; prescribing regulations governing, among other things conditions hazardous to the life and property from fire, hazardous materials or explosions; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.**

Staff Comments

Fire Chief Blythe addressed the Council stating this item is readopting the 2021 Fire code that was previously adopted in 2021 as the Fire Department has started experiencing some issues with lithium-ion batteries, powerwall, and some other items. The 2024 Fire Code has the most comprehensive coverage of those items and as staff was reviewing the Fire Codes, they found some items that could be cleaned up. One of those items is that, per the Fire Code, the City is required to have a Fire Board of Appeals. Staff discussed and recommended utilizing the Zoning Board of Adjustments (ZBOA) for Fire Code-related items instead of creating a separate board.

Council Comments

Mayor *pro tem* Forrester confirmed that with the addition of fire-related items being added to the ZBOA duties, the Board would receive training and have a staff liaison from the Fire Department available if one of the issues comes before the Board to offer professional advice as the Board could render a decision that cannot be changed. Blythe replied they have never received a challenge to the Fire Codes, but if one is received, staff would provide information to the Board. Councilman Williams asked regarding lithium-ion batteries, does this ordinance address the cleanup, hazmat, and aftercare. Blythe replied it does not, it regulates what can and cannot be done such as charging systems or powerwalls in parking garages. Prevention Division Chief Claborn added the Code does not address the cleanup but this ordinance does require engineers to have a plan and is more for commercial not residential properties. Williams asked from the onset if there was a way to mitigate a future liability regarding lithium-ion batteries. Claborn replied from his understanding, that having the plans, shows the company is prepared. Councilman Strang confirmed the ZBOA will not have much if any, extra work related to Fire Codes. Blythe replied he does not anticipate many if any, issues as staff does a good job working with contractors and tries to be reasonable as long as it is safe and good for the occupants of the building and community. Forrester asked if a permit is required to install lithium-ion battery chargers and powerwalls, and asked if the Fire Department has a locator in their system to alert them of lithium-ion batteries. Blythe replied the prevention division is working on adding a note in the CAD system as they are conducting inspections to alert for lithium-ion batteries. Claborn clarified at this time, permits are not required for lithium-ion battery charging stations; however, if significant wiring would have to be done, an electrical permit would have to be pulled with Building Inspections. Currently, the Fire Department is only involved if it is related to solar permits and does track if there will be a powerwall, and at times a smoke or heat detector is required. Forrester asked if requiring a permit to be pulled would be helpful to alert staff when fighting a fire that a lithium-ion battery is involved. Blythe replied that staff has recently attended training and purchased equipment to

help detect lithium-ion fires, but added, that requiring a permit to be pulled to alert staff ahead of time would be helpful.

Council Action

A motion was made by Councilman Williams, seconded by Mayor *pro tem* Forrester, to approve Item 3 as presented. A vote was taken and the motion passed 6-0 with Councilman Duke absent.

WORK SESSION

Mayor Porter convened the Council into a Work Session at 7:27 p.m.

WS1. Discuss the Five-Year Projections for the General Fund.

City Manager Parker addressed the Council stating as staff is continuing to work through the FY 2024-25 budget, he wanted to provide some early examples of the tax rate, which is based on assumptions and not on actual numbers. Parker stated staff has received the certified preliminary numbers from the appraisal district and the sales tax is expected to increase by 10 percent over the 2024 budget next year, and currently, we are at about seven percent. There is a million and a half dollars in EMS revenue and a million dollars from new construction revenue included in this budget, and from the expenditure side, personnel expenses are indexed at four percent, the step plan at a four percent increase, a five percent market adjustment if needed for the public safety step plan, and \$4.4 million for the pay plan increases implemented mid-year 2024. Other expenses are indexed at 3%, accounting for inflation. Parker stated this does not include any vehicles or personnel requests; however, staff recommends moving some employees from the Parks Department out of the General Fund into the 4B Fund which is about \$750,000. The City is currently at about 103 percent of our usage for health insurance.

The City is capped by three and a half percent based on legislation that equals about a penny and a half and then the incremental rate that the City has available is about three cents which results in about four and a half cents total. The City's current tax rate is at .53882 per \$100 and one option for next year is factoring in a three-and-a-half percent revenue increase, estimating the rate to be .549979 per \$100 which results in two million dollars short of a balanced budget. The other option is adopting the full voter approval rate at \$0.58 per \$100 which results in a balanced budget with an excess of \$289,000.

Council comments and questions included clarification on how the no new revenue rate can be higher than the previous year, reviewed the included expense assumptions, confirmed the City would still have a healthy fund balance and could use those funds for some one-time expenses, and asked what the tax increase would be for the average household.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 7:41 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 captions of Ordinance Nos. 2024-15, 2024-16, 2024-17, and 2024-18 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Mulliqi, to adjourn the meeting at 7:44 p.m. A vote was taken and the motion passed 6-0 with Councilman Duke absent.

ATTEST:

Stephanie Storm
Stephanie Storm, City Secretary



Matthew O. Porter
Matthew Porter, Mayor