

# Wylie City Council Regular Meeting Minutes

April 12, 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 6:02 p.m. The following City Council members were present: Junior Mayor Robert Figuly, Councilman David R. Duke, Councilman Dave Strang, Mayor *pro tem* Jeff Forrester, Councilman Timothy T. Wallis, and Councilman Garrett Mize. Councilman Scott Williams was absent.

Staff present included: Interim City Manager Brent Parker; Assistant City Manager Renae Ollie; Police Lieutenant Trey Cotten; Finance Director Melissa Beard; Fire Chief Brandon Blythe; Public Information Officer Craig Kelly; Planning Manager Jasen Haskins; Public Art Coordinator Carole Ehrlich; Library Director Ofilia Barrera; Public Works Director Tommy Weir; Human Resource Director Lety Yanez; IT Director James Brown; Parks and Recreation Director Robert Diaz; City Engineer Tim Porter; WEDC Executive Director Jason Greiner; City Attorney Richard Abernathy; City Secretary Stephanie Storm; and various support staff.

## INVOCATION & PLEDGE OF ALLEGIANCE

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

## PRESENTATIONS & RECOGNITIONS

### PR1. Junior Mayor Robert Figuly.

Mayor Porter introduced Junior Mayor Robert Figuly, administered the oath of office, and presented a proclamation for "Mayor of the Day."

### PR2. Proclamation for Military Brats Month.

Mayor Porter recognized April 2022 as Military Children's/Brats Month in Wylie, Texas.

### PR3. Proclamation for National Public Safety Telecommunicator Week.

Mayor Porter presented a proclamation proclaiming April 11-17, 2022 as National Public Safety Telecommunicator Week in Wylie, Texas. Telecommunicator staff were present to accept the Proclamation. Jimmy Knipp, retired Branch Fire Chief, was also present to present a plaque of appreciation for their service.

Mayor Porter stated he will recognize Animal Control Officer week Thursday at the Animal Shelter.

## 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.*

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 March 22, 2022 Regular City Council Meeting minutes.
- B. Consider, and act upon, Ordinance No. 2022-30 for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) to allow for expansion of a self-storage use on 4.282 acres, property located at 3475 W FM 544 (ZC 2021-27).
- C. Consider, and act upon, a Final Plat for Kreymer East Phase 2, establishing 144 residential lots and one open space lot on 43.089 acres, generally located on WA Allen Blvd and Glen Eagle Drive.
- D. Consider, and act upon, a Final Plat for Lake Park Villas Phase 2, establishing 93 residential lots and four open space lots on 14.302 acres, generally located at the northwest corner of County Line Road and Troy Road.
- E. Consider, and act upon, Resolution No. 2022-11(R) authorizing the sole source purchase of ESRI Small Municipal and County Government Enterprise Software under a single three (3) year term from Environmental Systems Research Institute, Inc. (ESRI, Inc.) in the amount of \$179,103.00 and authorizing the Interim City Manager to execute any necessary documents.
- F. Consider, and act upon, the award of bid #W2022-29-A Ready Mix Portland Cement Concrete to Cooper Concrete Company and Lattimore Materials Corporation in the estimated annual amount of \$225,000.00, and authorizing the Interim City Manager to execute any necessary documents.

Mayor Porter stated two comment forms were received, one for Item C and one for Item D so those items will be considered individually.

## **Council Action**

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

## **EXECUTIVE SESSION**

Mayor Porter reconvened the Council into Executive Session at 6:22 p.m.

### **Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.**

If A governmental body may not conduct a private consultation with its attorney except:

- (1) when the governmental body seeks the advice of its attorney about:
  - (A) pending or contemplated litigation; or
  - (B) a settlement offer; or
- (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

**ES1. Discussion about the solicitation ordinance.**

**ES2. Receive legal advice regarding a proposed settlement in Cause No. 005-00274-2022 in the case styled City of Wylie, Texas v. The Muddy Creek Farms Trust pending in County Court at Law No. 5, Collin County, Texas.**

### **ES3. Discuss property for Ballard Elevated Tank.**

#### **RECONVENE INTO OPEN SESSION**

*Take any action as a result from Executive Session.*

Mayor Porter reconvened the Council into Open Session at 7:05 p.m.

#### **REGULAR AGENDA**

- C. Consider, and act upon, a Final Plat for Kreymer East Phase 2, establishing 144 residential lots and one open space lot on 43.089 acres, generally located on WA Allen Blvd and Glen Eagle Drive.**

#### **Citizen Comments**

Paul Curtis addressed Council stating his home backs up to this development and expressed concerns with not following the city's tree preservation plan, high weeds and trash in the drainage ditch, and requested assistance with replanting trees, treating mosquitos from the stagnant water, city accessing the area through his yard, and what the final grade of the area will be.

#### **Council Comments**

Mayor Porter requested staff comment on the areas of concern. City Engineer Porter addressed Council stating staff has worked closely with the developer to ensure the final product is what was approved by Engineering. Porter stated the developer is not completed with the project, and the area in question is flat which makes it difficult to drain completely dry. Mayor Porter asked if the accessibility for the City to maintain the area would be part of the final grading plan, and asked who would be doing the maintenance. City Engineer Porter replied not all standing water has to be treated for mosquitos, but Public Works can take a look at this area. Councilman Wallis stated the developer has to do the right thing and do what they tell people that they are going to do, and make sure that we take care of citizens first. City Engineer Porter stated Engineering checked the engineering and stormwater and it does work. Porter also added planting trees in the creek would inhibit the flow of the water. Mayor Porter asked what groundcover the CLOMR is rated for. City Engineer Porter stated a factor is used to calculate based on the type of land it is and is unsure what types of foliage the factor includes. He added the plan was to remove all of the trees but after discussions with citizens some trees were left to meet in the middle, and regarding the grades, the developer has to get a survey done of the area to make sure it matches with the CLOMR of the area. Mayor Porter asked what happens if it has been cut down a foot or plus between properties, is it common to not have a slope. City Engineer Porter replied they will ensure those items will be taken care of because they do not want any erosion. Councilman Duke asked if this item is tabled, how long can it be tabled for. Haskins replied since this is a plat, per State Law, action has to be taken on this item this evening and added approval of the final plat approves the layout itself but the City still has to issue a final acceptance letter, and Certificates of Occupancy can be withheld until the acceptance letter is completed. Mayor *pro tem* Forrester asked when beautification of the area would be completed by. Jim Douglas, the Developer, addressed Council stating it has been seeded and added this area has always held water and as they were clearing the area some residents requested the trees not be removed; therefore, they did not clear all the trees which could result in unusual slopes. Douglas stated this is a clear-cut channel and most is owned by the City but have not been maintained, and pockets of water will never completely dry out. Douglas stated they do match the FEMA and City approved plans and the plans will be submitted to FEMA for final approval, and they are unable to build houses until it is accepted by the City. Douglas stated the development only owns a small portion of the channel and the City owns the rest, and they have done everything they can to assist the citizens. Forrester asked for a timeline for the completion of the project. Douglas replied 60 days. Mayor Porter asked for the timeline for the retaining wall with a walking trail. Douglas replied it has been completed. Mayor Porter asked if there are any utilities in the walking area. City Engineer Porter replied there is a water district utility that is about 20 feet off of the sidewalk. Mayor Porter asked if it would prohibit trees or shrubs. City Engineer Porter stated trees would be prohibited but the City could speak with the utility district about planting shrubs that can be torn out if needed. Parker added with the City owning that easement it will be maintained going forward. Councilman Strang asked what can be done in the interim to make sure it is cleared out and picked up before the project is completed. City Engineer Porter stated it is a joint effort between the developer and City staff. Mayor Porter requested staff get back

to Council regarding the factor that was used in the CLOMR for long-term beautification options of the area. Councilman Mize stated he agreed with the Mayor's request and that the City do everything it can to replant those that do not impede the flow of water, and added the City needs to ensure the grade is safe, sloped to prevent erosion, and is accessible to maintain. City Engineer Porter replied safety is the number one priority and they work with the developer to deliver the best product to the City.

#### **Council Action**

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Duke, to approve Item C as presented. A vote was taken and motion passed 5-1 with Councilman Wallis voting against and Councilman Williams absent.

- D. Consider, and act upon, a Final Plat for Lake Park Villas Phase 2, establishing 93 residential lots and four open space lots on 14.302 acres, generally located at the northwest corner of County Line Road and Troy Road.**

#### **Citizen Comments**

Lon Ricker addressed Council stating he lives across the street from this development, stated affordable living places are needed in Wylie, and commended contractors on the work they are doing building a quality project. He added that he suggested citizens get involved with Planning and Zoning early on in the process.

#### **Council Action**

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

- 1. Consider, and act upon, settlement in Cause No. 005-00274-2022 in the case styled City of Wylie, Texas v. The Muddy Creek Farms Trust pending in County Court at Law No. 5, Collin County, Texas.**

#### **Staff Comments**

Interim City Manager Parker addressed Council stating the City has been working towards acquiring right of way for the widening of McMillan Road. The property referenced is one that the City has been working towards an agreement with and that agreement has been reached with the property owner. Porter stated this is a result of negotiations with the property owner.

#### **Council Action**

A motion was made by Councilman Strang, seconded by Mayor *pro tem* Forrester, to approve Item 1 as presented. A vote was taken and motion passed 6-0 with Councilman Williams absent.

- 2. Hold a Public Hearing, consider, and act upon, a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) to allow for a restaurant with drive-thru on 1.35 acres, property located at 3201 FM 544 (ZC 2022-03).**

#### **Staff Comments**

Planning Manager Haskins addressed Council stating the applicant is requesting a Special Use Permit (SUP) located at 3201 W FM 544 to allow for a second restaurant with drive-thru service on the subject property. The property currently contains one restaurant with drive-thru service as the site plan was approved in 2017 prior to the SUP requirement for that use being in the Zoning Ordinance. The new proposed restaurant with drive-thru service is located on the northwest side of the rear building (Building B). As part of the SUP, the entire site shall be parked at a ratio of 1:275. Sit-down restaurants shall also be prohibited due to a concern for parking availability for high traffic uses. Eight notifications were mailed with no responses received in opposition or in favor of the request and the Planning and Zoning Commission voted 7-0 to recommend approval.

#### **Council Comments**

Mayor *pro tem* Forrester asked where the stacking of vehicles would be, and where would the traffic exit. Haskins replied the stacking would be in the back, and added Fire and Engineering have reviewed it and are okay with it, and stated the exit would be out the front area to the shared drive. Mayor Porter stated his only concern was that it

looked like there is going to be two drive-thrus exiting out the same area and asked if that one entrance and exit would be able to handle the volume of traffic moving in and out. Haskins replied Engineering did review it from a safety standpoint and approved it, and stated there are also other exit areas in the vicinity that can be utilized due to cross access easements.

#### **Public Hearing**

Mayor Porter opened the public hearing on Item 2 at 7:47 p.m. asking anyone present wishing to address Council to come forward.

There were no persons present to address Council.

Mayor Porter closed the public hearing at 7:47 p.m.

#### **Council Action**

A motion was made by Councilman Mize, seconded by Mayor *pro tem* Forrester, to approve Item 2 as presented. A vote was taken and the motion passed 6-0 with Councilman Williams absent.

### **3. Hold a Public Hearing, consider, and act upon, amendments to Zoning Ordinance No. 2015-09, Article 6, Section 6.3 Downtown Historic District. ZC 2022-06.**

#### **Staff Comments**

Assistant City Manager Ollie addressed Council stating both the Historic Review Commission (HRC) and Planning and Zoning Commission have reviewed the updates and recommend the following amendments to the ordinance. Ollie stated primary changes include: better define substantial renovations and routine maintenance, included a section on the submittal process for landmarks, added a Demolition and Relocation section, separated parking standards for residential and non-residential uses, for accessory structures eliminated placement of garages behind the rear edge of the main building, removed the prohibition of vertical siding, updated signage to allow no more than two uprights for pole signs, and added a definition for Mural Signs.

#### **Council Comments**

Mayor Porter thanked the HRC for their service. Councilman Mize asked about the historical landmark dedication.

#### **Public Hearing**

Mayor Porter opened the public hearing on Item 3 at 7:57 p.m. asking anyone present wishing to address Council to come forward.

There were no persons present to address Council.

Mayor Porter closed the public hearing at 7:58 p.m.

#### **Council Action**

A motion was made by Councilman Strang, seconded by Councilman Mize, to approve Item 3 as presented. A vote was taken and the motion passed 6-0 with Councilman Williams absent.

Mayor Porter convened the Council into a break at 7:58 p.m.

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

### **4. Hold a public hearing, consider, and act upon, a change in zoning from Commercial Corridor (CC) to Planned Development - Commercial Industrial (PD-CI) on 21.85 acres generally located on the southwest corner of State Highway 78 and Wylie East Drive.**

### **Staff Comments**

Planning Manager Haskins addressed Council stating the applicant is requesting to rezone 21.85 acres located on the south side of State Highway 78 between Wylie East Drive and Anson Parkway. The property is currently zoned Commercial Corridor. The applicant is requesting a Planned Development to allow for a combination of Light Industrial and Commercial uses. The Light Industrial building is proposed to be 272,000 sq. ft. and the commercial buildings are proposed to be 37,000 sq. ft. The by-right uses for the Industrial lot include industrial (inside), office showroom/warehouse, light assembly and fabrication, warehouse/distribution center, and food processing. The by-right uses on the commercial lots are: all by-right Commercial Corridor district uses, restaurants with or without a drive-thru, and motor vehicle fueling stations. A Traffic Impact Analysis (TIA) was completed for the entire site, and the Engineering Department agreed with the findings and added that the right turn from SH 78 to Anson needs to be a decel lane. Haskins reported notices were sent to 52 property owners within 200 feet as required by state law. At the time of posting one response was received in favor and five responses opposed with three additional opposed responses from outside the notification area. Additionally, approximately 150 signatures were received on a petition expressing concerns regarding the development. At the P&Z meeting, the Commissioners expressed concerns regarding the size of the light industrial building and the traffic it would generate. Public comments included concerns regarding the traffic, the size of the structure, the food processing use, overnight truck parking, the amount of commercial vs. industrial, and potential noise. The Commission voted 6-0 to recommend denial of the development.

### **Public Hearing**

Mayor Porter opened the public hearing on Item 4 at 8:09 p.m. asking anyone present wishing to address Council to come forward.

Jamie Bogard addressed Council, speaking on behalf of the Cimmaron Estates neighborhood, stating she assisted with collecting names for a petition against the proposed development and expressed concerns with the project that included: an eyesore; traffic and safety; noise, environmental, and light pollution; and quality of life and message. Bogard requested Council not approve the zoning change.

Mayor Porter closed the public hearing at 8:15 p.m.

### **Council Comments**

Colby Everett, representing Lovett Industrial, addressed Council giving a brief presentation on an overview of the company, and an aerial map.

Bill Dahlstrom, representing the applicant, addressed Council discussing some of the land use issues. Dahlstrom stated they are asking for a Planned Development, but the Commercial Corridor allows quite a bit of uses, including a warehouse/showroom as a matter of right. He stated they believe they are addressing a lot of issues that have been raised including the height of the structure can be up to 50 feet but they do not need 50 feet but may need around 45 feet; comply with the residential proximity slope; set back a couple of hundred feet from the property line to the south; reduced the size of the building; increased commercial and retail use; modified the circulation of the truck traffic; modified some of the permitted uses; and plant trees at 45 feet at center and reach 30 feet at maturity. Dahlstrom stated in reference to the land use map, it is general urban sector and what they are proposing is compatible with the comprehensive plan. Dahlstrom demonstrated some benefits the company could bring to the community.

### **Staff Comments**

Wylie Economic Development Corporation Executive Director Greiner addressed the Council stating there has been a lot of discussion about this being commercial and gave some back history on industrial properties in Wylie and spoke on the current challenges of marketing the land in this area.

### **Council Comments**

Mayor *pro tem* Forrester asked how the project will affect the daytime population. Greiner replied trip traffic is one of the highest, will bring people in out of the market, and is a multiplier event. Mayor Porter asked the willingness of the Developer to make some changes including the by rights for the gas station and drive-thrus, the overall height,

and drop food processing as a right. Everett replied they talked internally and would be agreeable with that. Forrester confirmed the setback on the south side of the property would be further from the homes. Everett and Dahlstrom stated yes, the site plan shows more. Porter asked if 24-7 operations are expected for the facility and allowed by right. Haskins replied it would be allowed by right; however, there are decibel level regulations. Everett added without knowing the user it is hard to comment on but would adhere to any code regulations as it relates to sound. Forrester asked about the containment of light pollution and asked if a 40 ft. building would cast light. Haskins replied during the site plan process there would be a study done to ensure it is not illuminating to the neighbors. Councilman Mize stated he understands the concerns of the citizens in the area directly adjacent to the property; however, with the regulations in place as well as the concessions that have been made, he thought this property can be a good neighbor and appreciated the considerations by the Developer. Mize added the Council has to balance some of the challenges with the needs of the City and he does see many potential benefits to the City. Mize asked about the included landscaping percentage and if there was an opportunity to increase. Dan Gallagher, Civil Engineer, addressed Council stating the landscape proposed is greater than 10% but does not have the exact percentage and will have to look at it during the site plan review process. Mize stated his desire would be to see it increased to the maximum that it can be. Councilman Wallis stated he struggles with large industrial and tries to put them where they fit and have the least negative impact possible with the most positive impact; and added this development could bring opportunities to students with the proximity to the neighborhood which allows walking to work. Wallis also added that the Developer has made some concessions based on feedback. Porter stated he agreed with the other Council members, and added he would like to see some additional concessions including prohibiting a food processing plant, and require some by-right uses to have come before Council for a SUP to ensure there are complementary businesses built. Porter added bringing in additional jobs with this development helps potential commercial development on the east side of town. Forrester thanked the citizen who spoke and the Developer and stated he had reviewed the P&Z meetings and the Developer has done their due diligence on the concessions and appreciated their willingness to work with the City. Forrester added Council is looking at what is best for the entire City and this area is right for this type of business. Councilman Strang stated he watched the P&Z meeting and thinks there have been good compromises made, and added maybe change the facade to look a little less plain and boxy. He added he appreciated Greiner's input and thought this was a good use of the land. Councilman Duke stated the proposed development looks nice, likes the concessions made and the jobs and salaries it will create, and thinks it will be a benefit to Wylie. Mize stated he agreed with Strang about doing what we can to improve the facade of the building to try to make it as architecturally pleasing as possible and gave some examples. Haskins replied under Figure 4.9 Building Articulation, Form and Massing, number one talks about walls not to exceed the height ratio of 1:2 but more importantly at least 20% of the facade would be offset at least four feet and will not look the same as renderings. Mize added he takes the Planning and Zoning Commission's votes very seriously and is grateful to the Commissioners, applicants that want to do business in Wylie, and the residents that voiced their opinions which he felt made significant improvements to this proposal, and believes important compromise has been created. Porter asked what the height is they are willing to entertain. Dahlstrom replied they would like it capped at 45 feet.

### **Council Action**

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang, to approve Item 4 with the following conditions: the drive-thru restaurants, gas station, and food processing would be by SUP and not by right, the maximum height of the building would be 45 feet, and the trees would be 30 feet at maturity. A vote was taken and motion passed 6-0 with Councilman Williams absent.

5. **Consider, and act upon, Resolution No. 2022-12(R), approving an Assignment and First Amendment to a Chapter 380 Agreement between the City of Wylie and Hillside Grill, LLC, and authorizing the Interim City Manager to execute any necessary documents.**

### **Staff Comments**

Interim City Manager Parker addressed Council stating the City entered into a Chapter 380 Agreement with Hillside Grill to facilitate Hillside's proposed remodel of the restaurant located at 2600 E. FM 544. Due to some variables outside the control of Hillside, they are seeking two items. The first being an assignment from Hillside Grill to Creekside Grill. The second is an extension of the 380 Agreement in which Creekside request 12 months.

### **Council Comments**

Mayor Porter asked why the name change from Hillside Grill to Creekside Grill. Rick Valley, representing Hillside Grill, LLC, replied an old Partner owned the name Hillside Grill and that the restaurant will be the same food and ambience. Porter asked for an estimated timeline. Valley replied they believe the funding will be completed by the end of the month, and then have a construction timeline of six to nine months. Porter confirmed the restaurant would be completed by April 2023 at the latest. Valley confirmed that was correct. Councilman Strang stated he liked the name change and appreciated the fact that it is going to take some time for renovations of the restaurant.

### **Council Action**

A motion was made by Councilman Strang, seconded by Mayor *pro tem* Forrester, to approve Item 5 as presented, with an extension of the performance deadline for 12 additional months to expire on April 27, 2023. A vote was taken and motion passed 6-0 with Councilman Williams absent.

6. **Consider, and act upon, Ordinance No. 2022-31 amending Ordinance No. 2021-43, which established the budget for fiscal year 2021-2022; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.**

### **Staff Comments**

Finance Director Beard addressed Council stating the mid-year budget amendments detail has been included in the agenda packet for Council review and the requested items are located within the General Fund, Utility Fund, 4B Sales Tax Fund, and WEDC. Beard stated the requests are further defined as neutral, which means matching revenues to expenditures, revenue increases or expenditure increases, and also included is General Fund salary and benefits savings from the first half of the fiscal year in the amount of \$1,081,701.

### **Council Comments**

Mayor Porter asked what is the total expenditure requests, and asked for a few highlights. Parker replied from the General Fund it is \$431,228.93, WEDC is \$12.55, 4B Sales Tax is \$241,089.66, and the Utility Fund is \$127,372.15. Parker replied with some of the highlights including grants for the Library and Police, General Motors has changed the lead time required to order vehicles, salary increases to Animal Control staff to hopefully bring in staff and retain, renovations for the Senior Recreation Center, and Newport Harbor tank damage. Porter clarified for the vehicle purchases this is catch up for a six-month period. Parker replied that is correct. Councilman Mize asked if there is a need to increase the mental health coordinator in the Police Department from part-time to full-time. Parker replied that will be a part of the FY 2022-2023 budget.

### **Council Action**

A motion was made by Councilman Strang, seconded by Councilman Mize, to approve Item 6 as presented. A vote was taken and motion passed 6-0 with Councilman Williams absent.

## **WORK SESSION**

Mayor Porter convened the Council into Work Session at 9:20 p.m.

### **WS1. Discuss Wylie Recreation Center Operations.**

Recreation Division Manager Carmen Powlen addressed Council stating City Council has requested additional information as a follow-up to the February 22, 2022, City Council meeting regarding Wylie Recreation Center operations. Powlen gave a presentation on the Wylie Recreation Center: Where We Are, Where We Want to Go, and How We Can Get There, and also reviewed Wylie Rec Center Resident Customers and 4B Comparison for FY 18-19, FY 19-20, FY 20-21, and FY 21-22, and a draft for rec pass fees utilizing a 61% cost recovery scenario.

Questions and feedback from Council included: are non-pass users counted once or more than once if they do more than one activity, does the data provided include event programs and reservation participants, is the data based on a fiscal year, would like to know the cost recovery rate and the marketing angle for the City of McKinney's facility, how are instructors paid, would it be better to integrate or incorporate classes into the pass, what can we do to



convert class users to pass members, not a whole lot of excess revenue from the classes, maybe look at an option that you have to be a member to take classes and the membership includes classes, what ages are considered youth and adults, there is no differentiator between auto renewal and a regular pass so what is the incentive to auto renew, look at utilizing auto pay and giving discounts to help retain customers, do not want the Recreation Center to be a summer camp, what age can someone use the equipment, potentially divide youth into two different groups based on the equipment they can use, resident/nonresident should not be the same price, perform competitive research in the local area that could pull residents away, appreciate detailed presentation, want to remain competitive but residents see value and would choose Wylie for the services, 61% cost recovery is a good base line to work towards, convert to auto renewals with a discount, and follow up on users of just the Recreation Center building and do not include events, but include a subset of rentals.

Mayor Porter convened the Council into a break at 10:11 p.m.

Mayor Porter reconvened the Council into a Work Session at 10:23 p.m.

**WS2. Discuss a proposed development of for-rent single-family style homes, a hotel, and commercial uses on approximately 25 acres located on Country Club Road 1200' north of Brown Street.**

Planning Manager Haskins addressed Council stating the applicant is seeking input from the City Council regarding the proposed development of single-family-style rental homes and commercial space on approximately 25 acres north of and adjacent to Fire Station #2.

Felipe Castillo, representing Urbana, addressed Council first thanking them for allowing this work session to gather feedback. Castillo gave a presentation that included The Urbana YardHome product, The Missing Middle, typical Urbana residents, Urbana sample projects, appropriate architecture, proposed layout of the property, typical YardHome floor plans, neighbor social spaces, Ellipse Park, and dog park.

Council feedback included: liked the development and could serve the City well, would like more information on the hotel and a retail component, a good idea on how to utilize the land, do see the potential need for student housing, would not be opposed to apartment-style and could be relevant to this property, not interested in the hotel at that location, retail would be better served there, not a fan of rentals, do not dislike the property and see some advantages but still learning, not affordable homes, not a fan of adding rental in that price point, not a fit for this area, prefer lower density, people do not move to Wylie for urban and does not fit in well, the property is a better fit for single-family homes, who comes in if the project is sold in three to five years, and if the homes were for sale instead of rent could make a difference with feedback.

**WS3. Presentation regarding the selection process and theme for the Municipal Complex Walking Trails.**

Carole Ehrlich, Public Art Coordinator, addressed Council giving a presentation on the program funding, duties of the Board, how it works, typical artist selection committees, multi-tiered process, Municipal Complex walking trails theme, history of the Blackland Prairie, trail art beginning point, installed CIP project, Blackland Prairie plants, Blackland Prairie animals, and Blackland Prairie Native American Tribes.

Council feedback included: thought the theme is a great theme and a good fit for the area, make sure to include the Caddo tribe, enjoy some of the less abstract art so have a good mix and have an easily understood replica, try to give preference to local, Texas, and/or Native American artists, Wylie stands out among peer cities with public art, appreciative of the idea honoring and recognizing the history to be cognizant of it, and visually accessible is important.

**WS4. Present an overview of the FY 2023 Budget and discuss the FY 2023-2032 Future Years Budget Projections.**

Interim City Manager Parker addressed Council giving a presentation including the General Fund FY 2021 and FY 2022 audited and projected for revenues and expenditures with the unassigned ending fund balance, assessed

property valuations (clarified \$5.9 billion should be \$5.29 billion), total annual sales tax receipts, property tax-supported debt service expenditures, factors for consideration FY 2022-2023 budget, General Fund FY 2023 budget projections, and basic assumptions for the future years budget projections for the fiscal year periods 2023-2032.

Parker asked going forward does staff need to skip this step in the budget process to alleviate confusion for Council and the public and start once the department budgets have been reviewed with the City Manager. The consensus of Council was that it would be helpful to see high-level information once staff is further into the process.

Feedback from Council included: appreciate basic assumptions and reasoning behind those: would prefer to wait and see the certified estimated values from the appraisal district; appreciate the conservative approach of sales tax projections; ensure the City has a plan to incorporate high inflation possibilities; would like to see an update on the Capital Improvement Plan for the next four to five years; absorb the cost of new debt relative to bond issues if at all possible to mitigate the tax burden to citizens; if this is not possible - perhaps delaying the issuance of debt to 2029 when our debt burden substantially drops; and remain flexible on the plan for the completion of projects that require the issuance of approved bond debt.

### **RECONVENE INTO REGULAR SESSION**

Mayor Porter reconvened the Council into Regular Session at 12:07 a.m.

### **READING OF ORDINANCES**

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

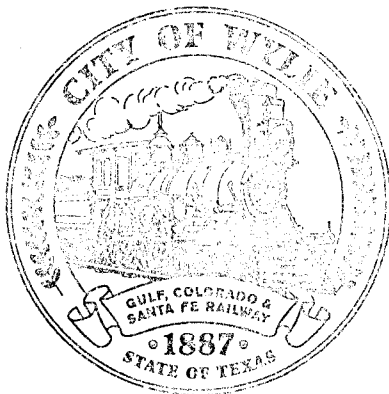
City Secretary Storm read the captions to Ordinance Nos. 2022-30 and 2022-31 into the official record.

### **ADJOURNMENT**

A motion was made by Councilman Strang, seconded by Councilman Duke, to adjourn the meeting at 12:08 a.m. A vote was taken and motion passed 6-0 with Councilman Williams absent.

**ATTEST:**

  
Stephanie Storm, City Secretary.



  
Matthew Porter, Mayor