



# Wylie City Council

## NOTICE OF MEETING

### Regular Meeting Agenda September 13, 2016 – 6:00 pm Wylie Municipal Complex Council Chambers/Council Conference Room 300 Country Club Road, Building #100

Eric Hogue.....	Mayor
Keith Stephens .....	Mayor Pro Tem
Diane Culver .....	Place 2
Jeff Forrester .....	Place 3
Candy Arrington .....	Place 4
William Whitney III .....	Place 5
David Dahl .....	Place 6
Mindy Manson.....	City Manager
Richard Abernathy .....	City Attorney
Carole Ehrlich .....	City Secretary

*In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: [www.wylietexas.gov](http://www.wylietexas.gov) within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: [www.wylietexas.gov](http://www.wylietexas.gov).*

*The Mayor and City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.*

*The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020.*

*Hearing impaired devices are available from the City Secretary prior to each meeting.*

#### CALL TO ORDER

*Announce the presence of a Quorum*

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#### INVOCATION & PLEDGE OF ALLEGIANCE

#### PRESENTATIONS

- **Proclamation of Blood Cancer Awareness Month** (*E. Hogue, Mayor*)

## CITIZENS COMMENTS ON NON-AGENDA ITEMS

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*Residents may address Council regarding an item that is not listed on the Agenda. Residents must fill out a non-agenda form prior to the meeting in order to speak. Council requests that comments be limited to three (3) minutes. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.*

## CONSENT AGENDA

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*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 the Minutes of August 23, 2016 Regular Meeting and the September 6, 2016 Special Called Meeting of the Wylie City Council. (C. Ehrlich, City Secretary)**
- B. Consider, act upon, Ordinance No. 2016-18 authorizing the annexation of approximately 5.23 acres of land situated in the Francisco De La Pina Survey, Abstract No. A0688, Tract 126, Collin County, Texas, located 1023 Kreymer Lane (1023 Private Road 5259).2016-02A (R. Ollie, Development Services Director)**
- C. Consider and act upon, Resolution No. 2016-24(R), ratifying Chris Holsted as Acting City Manager in the absence of Mindy Manson, City Manager. (M. Manson, City Manager)**
- D. Consider, and act upon, approval of a Final Plat for Community Boat and RV Storage Addition (ETJ), creating one lot on 2.874 acres, generally located in the County of Dallas southeast of the intersection of Twin Creek Drive and Vinson Road. (R. Ollie, Development Services Director)**
- E. Consider, and act upon, approval of a Final Plat for CVS Country Club Addition, creating one lot on 1.896 acres, generally located on the southwest corner of Country Club Road and Parker Road. (R. Ollie, Development Services Director)**
- F. Consider and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of July 31, 2016. (S. Satterwhite, WEDC Director)**
- G. Consider and act upon the approval of the lease of Xerox copiers from Xerox Corporation in the estimated amount of \$150,000.00 through a State of Texas Department of Information Resources (DIR) contract, and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing)**

## RECESS CITY COUNCIL

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CALL TO ORDER THE WYLIE PARKS & RECREATION FACILITIES DEVELOPMENT CORPORATION (4B)

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1. **(4B) Consider, and act upon, approval of the Minutes from the September 08, 2015 Special Called Meeting of the Wylie Parks and Recreation Facilities Development Corporation (4B).** *(C. Ehrlich, City Secretary)*
2. **(4B) Consider, and act upon, approval of the FY 2016-2017 4B Budget and authorize expenditures for the FY 2016-2017 Community Services Facilities Capital Improvement Plan.** *(L. Bantz, Finance Director)*
3. **(4B) Consider, and act upon, the appointment and/or reappointment of the Wylie Parks and Recreation Facilities Development Corporation (4B) Officers and appoint a Chair and Vice Chairman from its board members for a term beginning January 1, 2017 and ending December 31, 2018.** *(C. Ehrlich, City Secretary)*

ADJOURN 4B BOARD

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RECONVENE INTO OPEN SESSION OF THE WYLIE CITY COUNCIL

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REGULAR AGENDA

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1. **Conduct the 1st Public Hearing for the annexation of approximately 2 acres of land situated in the Guadalupe De Los Santos Survey, Abstract No. 1100, Collin County, Texas, located southeast of the intersection of South Ballard and Pleasant Valley Road. 2016-03A** *(R. Ollie, Development Services Director)*

**Executive Summary**

This annexation is at the request of the property owner and applicant of a 2.009 acre tract. The subject tract is contiguous to existing city limits on the west, south and east side, while properties to the north across Pleasant Valley are within unincorporated Collin County.

2. **Consider, and act upon, Ordinance No. 2016-19, amending the zoning from Agricultural-30 (A-30) to Single-Family 10/24 (SF-10/24) for Serene Villas Subdivision, creating 51 residential lots on 16.739 acres, generally located west of Kreymer Lane and north of Stone Road, (1033 S. Kreymer Ln; 1053 S. Kreymer Ln) ZC 2016-09** *(R. Ollie, Development Services Director)*

**Executive Summary**

Zoning Case 2016-09 requires an Ordinance to amend the zoning accordingly in the Official Zoning map of the City; and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.

3. **Consider, and act upon, approval of a Preliminary Plat for Serene Villas Subdivision, creating 67 residential lots on 21.925 acres, generally located west of Kreymer Lane and north of Stone Road, (1023 Private Rd.; 1033 S. Kreymer Ln; 1053 S. Kreymer Ln)** *(R. Ollie, Development Services Director)*

**Executive Summary**

The purpose of the Preliminary Plat is to combine three properties totaling 21.925 acres and will create 70 lots (67 single family residential lots and 3 open space lots). Currently, the properties are three larger lots, (two recommended for approval on August 23<sup>rd</sup> by City Council to be rezoned to SF-10/24 and one in Wylie's ETJ.

4. **Consider, and act upon, approving the property tax increase reflected in the budget.** (*L. Bantz, Finance Director*)

**Executive Summary**

The tax rate needed to fund the FY 2016-2017 budget is \$0.848900 per \$100 of assessed valuation. Although this tax rate represents a decrease of \$0.02 (two cents) from the tax rate in FY 2015-2016, there will be an increase in tax revenue the City receives due to new property that was added to the tax roll and an increase in the total property assessed valuation. Section 26.05 of the Texas Property Tax Code requires the governing body to hold a separate vote to ratify this property tax increase that is reflected in the budget.

5. **Consider, and act upon, Ordinance No. 2016-20 adopting a budget and appropriating resources for Fiscal Year 2016-2017, beginning October 1, 2016, and ending September 30, 2017.** (*L. Bantz, Finance Director*)

**Executive Summary**

The tax rate being proposed for Fiscal Year 2016-2017 is \$0.8489 per \$100 of assessed valuation.

6. **Consider, and act upon, Ordinance No. 2016-21 fixing the tax rate/levy for Tax Year 2016 and Budget Year FY 2016-2017 at \$0.84890 per \$100 of assessed valuation.** (*L. Bantz, Finance Director*)

**Executive Summary**

The tax rate needed to fund the FY 2016-2017 budget is \$0.84890 per \$100 of assessed valuation. The tax rate is broken down with \$0.623399 being used for operations and maintenance and \$0.225501 being used to fund the General Debt Service Fund. This tax ordinance will generate levies of \$20,731,492 for the General Fund and \$7,499,213 for the I & S Fund. The adopted Fiscal Year 2016-2017 budget requires the support of this ordinance for funding. Although the tax rate is being decreased by two cents, the motion to approve the tax rate must be made in the above format due to state law requirements found in Section 26.05(b) of the Property Tax Code since the tax rate exceeds the effective tax rate of \$0.795191.

7. **Consider and act upon approval of Ordinance 2016-22 amending Subsection B (Water Rates) and Subsection C (Sewage Collection and Treatment Rates) of Section 1 (Water and Sewer Fees) of the Wylie Comprehensive Fee Schedule.** (*C. Holsted, Asst. City Manager*)

**Executive Summary**

On July 26, 2016 Council held a work session to discuss the water and sewer rate study prepared by NewGen Strategies & Solutions. The study incorporates the water and sewer capital improvements plan (CIP), outstanding debt service, the proposed wholesale water rate increases from the North Texas Municipal Water District, the transfer to the general fund, and future utility fund staffing needs.

**READING OF ORDINANCES**


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

## EXECUTIVE SESSION

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*Recess into Closed Session in compliance with Section 551.001, et.seq. Texas Government Code, to wit:*

### **§§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.

- **Discuss the acquisition of properties located near the intersection of F.M. 544 and Commerce.**

## RECONVENE INTO OPEN SESSION

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

## ADJOURNMENT

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If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the City Council at the date, hour and place given in this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

## CERTIFICATION

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*I certify that this Notice of Meeting was posted on September 9, 2016 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: [www.wylietexas.gov](http://www.wylietexas.gov).*

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**Carole Ehrlich, City Secretary**

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**Date Notice Removed**