



Wylie City Council

NOTICE OF MEETING

Regular Meeting Agenda September 22, 2015 – 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
Todd Winters	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 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.

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

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

- **Proclamation declaring October 4-10, 2015 as Fire Prevention Week in the City of Wylie.**
(B. Parker, Fire Chief)

CITIZENS COMMENTS ON NON-AGENDA ITEMS

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

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 September 8, 2015 Regular Meeting of the Wylie City Council. (C. Ehrlich, City Secretary)**
- B. Consider, and act upon approval of a Final Plat for Dallas Agility Working Group, creating one single lot on 1.1194 acres, generally located in the City of Wylie ETJ at 1725 E Stone Road, north of East Stone Road. (R. Ollie, Development Services Director)**
- C. Consider, and act upon, approval of a Preliminary Plat for LaQuinta Addition, creating three lots on 10.31 acres, generally located on the southwest corner of FM544 and Sanden Road. (R. Ollie, Development Services Director)**
- D. Consider, and act upon, Resolution 2015-19(R) approving the current Investment Policy as required by the Texas Government Code, Chapter 2256, Public Funds Investment Act, Subchapter A – Authorized Investments for Governmental Entities (L. Bantz, Finance Director)**
- E. Consider, and act upon, approving the Financial Management Policies.(L. Bantz, Finance Director)**
- F. Consider, and place on file, the City of Wylie Monthly Investment Report for August 31, 2015. (L. Bantz, Finance Director)**
- G. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for August 31, 2015. (L. Bantz, Finance Director)**
- H. Consider, and act upon, Resolution No. 2015-20(R) of the City Council of the City of Wylie, Texas, approving an annual Interlocal Agreement with renewals between the City of Wylie and Collin County for GIS Services in an estimated annual amount of \$15,000; and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing)**

REGULAR AGENDA

- 1. Hold a Public Hearing and consider, and act upon a change in zoning from Commercial Corridor (CC) to Planned Development – Light Industrial District (PD-LI) to allow Light industrial uses; on approximately 2 acres generally located west of Commerce Street and south of Business Way (710 Business Way). ZC 2015-10 (R. Ollie, Development Services Director)**

Executive Summary

The applicant is requesting to amend the zoning on approximately 2 acres of commercially zoned land to allow limited light industrial uses and to establish guidelines for such development. The guidelines as described in Exhibit B outline the conditions and uses of the proposed ordinance.

2. Consider, and act upon, a screening wall on the north side of Stone Rd, east of Akin Rd.

(C. Holsted, City Engineer)

Executive Summary

A living screen existed south of the alley along Candlewood Court prior to the Stone Road reconstruction. The screening was removed due to utility relocations, roadway construction, and sidewalk construction. Residents adjacent to the alley have requested that a screen wall be constructed in this area.

3. Consider, and act upon, Resolution No. 2015-21(R) authorizing and approving WEDC Resolution 2015-02 (R) adopted by the Board of Directors of the Wylie Economic Development Corporation authorizing one or more loans in the aggregate amount of \$1,685,000 from The American National Bank of Texas and pledging the ½ cent sales tax for economic development as collateral to secure the repayment of said loan(s).

(S. Satterwhite, WEDC Director)

Executive Summary

The WEDC Board of Directors will be meeting to consider approval of the attached Resolution on September 21, 2015 which authorizes the borrowing of \$1,685,000 from The American National Bank of Texas and the pledging of the WEDC ½ cent sales tax for economic development as collateral for the repayment of the same. The loan proceeds will be used to fund the purchase of two properties in Wylie with the first property located at 398 Highway 78 and the second property at 710 Business Way.

4. Accept, and place on file, a Performance Agreement between the Wylie Economic Development Corporation and Mann Made, Inc. – II. *(S. Satterwhite, WEDC Director)***Executive Summary**

Attached for the Council's review is a Performance Agreement between Mann Made, Inc. and the Wylie Economic Development Corporation (WEDC). As an inducement to sell to the WEDC property owned by Joe & Barbara Edge located at 398 Highway 78, the WEDC will be conveying real property and improvements located at 710 Business Way, Wylie, Texas to Mann Made, Inc. – II, making certain modifications to said property so that Mann Made may continue to operate its miniature extrusion business, and fund expenses necessary for Mann Made to relocate all personal property from its current Highway 78 location to the aforementioned property on Business Way. It has been estimated that the modification to 710 Business Way will be \$549,450 and the relocation expenses \$171,000.

5. Accept, and place on file, a Real Estate Sales Contract between Joe H. Edge & Barbara J. Edge and the Wylie Economic Development Corporation. *(S. Satterwhite, WEDC Director)***Executive Summary**

Attached for the Council's review is a Real Estate Sales Contract between Joe H. Edge & Barbara J. Edge (Edge) and the Wylie Economic Development Corporation (WEDC). The contract calls for Edge to sell 1.23 acres of land to the WEDC for \$750,000. WEDC staff anticipates that the Contract will be executed on September 21, 2015 with a closing date no later than October 9, 2015.

6. Accept, and place on file, a Commercial Contract of Sale between TD Linduff Real Estate LP and the Wylie Economic Development Corporation. *(S. Satterwhite, WEDC Director)*

Executive Summary

Attached for the Council's review is a Commercial Contract of Sale between TD Linduff Real Estate LP and the Wylie Economic Development Corporation (WEDC). The Contract calls for the WEDC to purchase ±2.107 acres from TD Linduff for \$950,000. The WEDC anticipates executing Loan Document with The American National Bank of Texas to finance the purchase on September 23rd and close on the Contract no later than October 9, 2015. The Linduff purchase will be made simultaneously along with the Sale of the Edge tract on Highway 78 to the WEDC.

- 7. Accept and place on file a Real Estate Sales Contract between the Wylie Economic Development Corporation and Joe H. Edge & Barbara J. Edge. (S. Satterwhite, WEDC Director)**

Executive Summary

Attached for the Council's review is a Real Estate Sales Contract between the Wylie Economic Development Corporation (WEDC) and Joe H. Edge and Barbara J. Edge. Following closing on the Linduff property, the WEDC will convey the Linduff Property to Joe & Barbara Edge who will in turn lease the real estate to Mann Made, Inc. – II. There will be no direct cost to the Edge's other than those commitments identified within the Performance Agreement. All Contracts/Agreements with Edge, Mann Made, and Linduff will be executed simultaneously.

READING OF ORDINANCES

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

EXECUTIVE SESSION

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

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

- **City of Wylie vs. Parker Country Club, LP, Cause No. 003-02341-2014 pending in Collin County Court at Law No. 3.**

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

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

I certify that this Notice of Meeting was posted on September 18, 2015 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.

Carole Ehrlich, City Secretary

Date Notice Removed