



Wylie City Council

Minutes

Work Session

January 14, 2020 – 6:30 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Mayor Eric Hogue called the work session to order at 9:55 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Matthew Porter, Mayor *pro tem* Jeff Forrester, Councilwoman Candy Arrington, Councilman Timothy T. Wallis, and Councilman David Dahl.

Staff present included: City Manager Chris Holsted; Assistant City Manager Brent Parker; Assistant City Manager Renaé Ollie; Police Chief Anthony Henderson; Public Information Officer Craig Kelly; Finance Director Melissa Beard; Fire Chief Brandon Blythe; Planning Manager Jasen Haskins; Parks and Recreation Director Rob Diaz; WEDC Executive Director Sam Satterwhite; Public Works Director Tim Porter; Library Director Rachel Orozco; Human Resources Director Lety Yanez; City Secretary Stephanie Storm; and various support staff.

WORK SESSION

- **Presentation by Rose City Partners.**

Tyler Alley, representing Rose City Partners, gave Council a brief presentation about his company and spoke about a 19-acre site located on FM 544 across from Baylor, Scott & White Hospital, that they are interested in developing. Alley requested Council input on what Council would like to see on this property. Arrington responded she is not interested in a strip center but the City is lacking office space. Dahl stated he is not interested in multi-family and would like to see it tie into the medical building across the street: an expanded medical complex with high-end office area that caters to that type of business. Wallis replied he would not like to see a strip center but would like an event center or water aquatics area, somewhere for families to gather. Duke replied he would like to see an aquatic or event center. Hogue spoke about an aquatics center and/or an amphitheater to tie into the City trails. Porter replied he would like to see office space, but not a strip center or multi-family. Forrester replied he would like to see a professional office building along with entertainment venues, but not a strip center or multi-family.

Mr. Alley stated he would take the feedback and put a plan together to bring back for additional feedback in the future.

- **Police Department Presentation to Council. (A. Henderson, Police Chief)**

This work session was postponed until the January 28 meeting.

- **Five Year Plan.** (C. Holsted, City Manager)

City Manager Holsted addressed Council stating the population, based on development trends, is predicted to be just over 60,000 at the end of 2025. Holsted reviewed some of the priorities expressed by Council over the past seven months during the budget process, one of which is Fire Station 4. Holsted reported about \$417,000 is budgeted in the current budget for four additional employees, and in order to fully staff the station, an additional \$2.3 million would be needed annually for employee costs. Holsted stated another priority is the Public Safety Building for which \$109,000 is budgeted for staffing this year and \$360,000 would be needed to fund five jailers in order to operate the facility. Holsted reported there are a few other staffing needs in the General Fund.

Holsted reported the tax rate has been an effective rate adoption the last three years and there have been recent state law changes with the property tax revenue cap. A priority over the last few years has been to take care of current city employees. Council has funded merit adjustments the last few years, based on annual reviews, and programmed in this budget is a market study to see how Wylie compares to peer cities. Holsted reported in the past the direction has been to try to get to 95% of market average of the peer cities.

Holsted stated that, regarding revenue, the City is projected to see sales tax growth in the next five years: two years at 5%, two years at 4%, and one year at 3%. Growth of 5% would represent about \$1.3 million to the General Fund in year 2025. This fiscal year the sales tax is estimated at about 6%. Building permits are decreasing; therefore, the revenue from building permits is decreasing. Holsted stated the current property tax rate is .688454 and due to the big reductions Council has made over the last few years, the gap between the current rate and effective rate is shrinking.

Holsted reported that, regarding expenditures, a 4% increase in 2021 for market, merit increases, and a possible health care cost increase has been factored in. All other expenses are estimated at a 1.5% increase.

Holsted requested Council feedback on priorities in order to bring back options for Council at the first meeting in February. Direction from Council was to bring back information on the items listed in the presentation as well as information on McMillen Road, a pool, an estimate of other staffing, and new Quints needed in the next five years.

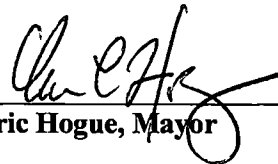
ADJOURNMENT

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Dahl, to adjourn the meeting at 10:47 p.m. A vote was taken and motion passed 7-0.

ATTEST:


Stephanie Storm, City Secretary




Eric Hogue, Mayor