



Wylie City Council

NOTICE OF MEETING

Regular Meeting Agenda

January 28, 2020 – 6:00 pm
Wylie Municipal Complex
Council Chambers
300 Country Club Road, Building #100
Wylie, Texas 75098

Eric Hogue	Mayor
David R. Duke	Place 1
Matthew Porter	Place 2
Jeff Forrester	Mayor Pro Tem
Candy Arrington	Place 4
Timothy T. Wallis, DVM	Place 5
David Dahl	Place 6
Chris Holsted	City Manager
Richard Abernathy	City Attorney
Stephanie Storm	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

-
- **Wylie Way Students**

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 January 14, 2020 Regular Meeting and January 14, 2020 Work Session of the Wylie City Council. (S. Storm, City Secretary)**
- B. Consider, and act upon, the vendor application for the Connection Point Church Fundraiser 5k and Fun Run to be held at Founders Park on May 2, 2020. (R. Diaz, Parks & Recreation Director)**
- C. Consider, and act upon, approval of a Final Plat to create a single lot for Absolute Automotive Addition, Block A, Lot 1 on 2.222 acres, located at 51 Steel Road. (J. Haskins, Planning Manager)**
- D. Consider, and act upon, approval of a Final Plat to create a single commercial lot for Poorkiyani Addition, Block A, Lot 1 on 0.477 acres, located at 2811 West FM 544. (J. Haskins, Planning Manager)**
- E. Consider, and act upon, Ordinance No. 2020-13 to a change of zoning from Multifamily District (MF) to Single Family 10-District (SF-10/24), to allow for a single-family use on Lot 4B, Block 12 of the Railroad Addition located at 603 Marble Street. (ZC 2019-17). (J. Haskins, Planning Manager)**
- F. Consider, and act upon, Ordinance No. 2020-14 to a change of zoning from Agricultural District (AG/30) to Single Family 10-District (SF-10/24), to allow for a single-family use on Tract 59 of the WD Penney Survey located at 605 Parker Road. (ZC 2019-16). (J. Haskins, Planning Manager)**
- G. Consider, and act upon, Ordinance No. 2020-15 to a change of zoning from Planned Development 2008-43 (PD 2008-43) to Planned Development 2020-15 (PD 2020-15), to allow for a minor automotive repair use (Valvoline) with service and loading bays facing FM 544, on Lot 16R, Block A of Woodbridge Crossing Addition located at 3020 West FM 544. (ZC 2019-15). (J. Haskins, Planning Manager)**
- H. Consider, and place on file, City of Wylie Monthly Revenue and Expenditure Report for December 31, 2019. (M. Beard, Finance Director)**
- I. Consider, and place on file, City of Wylie Monthly Investment Report for December 31, 2019. (M. Beard, Finance Director)**
- J. Consider, and act upon, Resolution No. 2020-05(R) designating the Finance Director, the City Manager, and the Assistant Finance Director as authorized representatives to invest City funds in the TexPool Local Government Investment Pool and authorizing the Accountant selected information authority. (M. Beard, Finance Director)**

- K. Consider, and act upon, Ordinance No. 2020-16 amending Ordinance No. 2019-27 (2019-2020 Budget) for proposed budget amendments for fiscal year 2019-2020; providing for repealing, savings and severability clauses; and providing an effective date of this ordinance. (M. Beard, Finance Director)**
- L. Consider, and act upon, Resolution No. 2020-06(R) of the City Council of the City of Wylie, Collin, Dallas and Rockwall Counties, Texas, ordering the General Election to be administered by the Collin County Elections Administrator and the City of Wylie on May 2, 2020, for the purpose of electing the positions of Mayor and two Council members (Place 5 and Place 6) of the Wylie City Council, to hold office for a period of three years; Designating locations of polling places; Designating filing deadlines; Ordering Notices of Election to be given as prescribed by law in connection with such election. (S. Storm, City Secretary)**
- M. Consider, and act upon, Resolution No. 2020-07(R) of the City Council of the City of Wylie, Collin, Dallas and Rockwall Counties, Texas, Appointing Election Officials for the General Election on May 2, 2020, for the purpose of electing the positions of Mayor and two Council members (Place 5 and Place 6) of the Wylie City Council. (S. Storm, City Secretary)**

REGULAR AGENDA

- 1. Present, and place on file, the Wylie Economic Development Corporation 2019 Annual Report. (S. Satterwhite, WEDC Director)**

Executive Summary

As per the WEDC By-laws, the WEDC must present an annual report to the Wylie City Council no later than January 31 of each year. The report must include, but is not limited to, a review of all expenditures made by the Board, a review of accomplishments, and a review of other than direct economic development. Staff believes the attached Report meets the intent of the requirements of the By-laws with the same being presented to the WEDC Board of Directors on January 24, 2020.

- 2. Hold a Public Hearing and consider, and act upon, a change of zoning from Commercial Corridor (CC) to Planned Development-Commercial Corridor (PD-CC), to allow for the expansion of an existing industrial manufacturing use on 1.225 acres, generally located at, or adjacent to, 703 Cooper Road. (ZC 2019-18) (J. Haskins, Planning Manager)**

Executive Summary

The applicant is requesting to rezone 1.225 acres located at or adjacent to 703 Cooper Road.

- 3. Consider authorizing the City Manager to sign an Annexation Services Agreement pending Annexation between the City of Wylie and Serene District Townhomes, to provide for public safety, waste management, and utility services to be provided for property located at 2701 South State Highway 78. (J. Haskins, Planning Manager)**

Executive Summary

The owner of the property located at 2701 South State Highway 78 has voluntarily requested Annexation under Section 43 Subchapter C-3 of the Texas Local Government Code. A requirement of LGC 43.0672 for voluntary annexation is the approval of an Annexation Services Agreement prior to the adoption of the Annexation Ordinance. This item is the consideration of said Services Agreement and the proposed agreement is attached.

- 4. Hold a Public Hearing, consider, and act upon, Ordinance No. 2020-17 authorizing the annexation of a 4.165-acre tract of land situated in the R D Newman Survey, Abstract No. 660, located at 2701 South State Highway 78. A2020-01. (J. Haskins, Planning Manager)**

Executive Summary

This annexation is at the voluntary request of the property owner, Ryan Cole, Serene District Townhomes LLC, and the representative Brandon Deiters, Daydra Management LLC.

Tabled from 01-14-2020

Remove from table and consider

5. **Consider, and act upon, the award of a Professional Services Agreement #W2020-2-E for Architectural Design Services for Wylie Fire Station No. 4 to Brown Reynolds Watford Architects, Inc. in the estimated amount of \$737,850.00 and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing Manager)**

Executive Summary

Staff reviewed the firms under Master Agreement for Professional Services #W2017-76-A, Category C Architectural Services and have determined Brown Reynolds Watford Architects, Inc. to be the most qualified firm to provide design services for Fire Station No. 4. BRW focuses on designing spaces that are visually exciting, safe and secure, efficient and innovative. BRW has extensive knowledge of quality fire station construction and has designed over 200 award-winning facilities that distinguished them from the other firms. BRW's buildings respond to the character, personality and strength of the firefighters that live and work in these environments.

6. **Consider, and act upon, acceptance of the Comprehensive Annual Financial Report (CAFR) for FY 2018-2019 after a presentation by the audit firm of Weaver L.L.P. (M. Beard, Finance Director)**

Executive Summary

The City Charter in Article VII, Municipal Finance, Section 13: Independent Audit, requires that at the end of the fiscal year an independent audit be made of all accounts of the City by a certified public accountant. In compliance with the City Charter, our outside auditor, Weaver, LLP has performed an audit as of September 30, 2019.

7. **Consider, and act upon, Resolution No. 2020-08(R) casting a vote for a candidate to the Board of Directors of the Dallas Central Appraisal District for a two-year term beginning January 1, 2020. (S. Storm, City Secretary)**

Executive Summary

The City of Wylie has one vote that they may cast for a candidate to the Board of Directors of the Dallas Central Appraisal District for a two-year term beginning January 1, 2020. The Dallas Central Appraisal District has a five-member Board of Directors and in the case of the representative from suburban cities, the nominations were compiled into a ballot which was sent to each suburban city in November and one vote could be cast by each city for the nominee of their choice. The votes required for appointment of the Board of Directors as prescribed by the Texas Property Code, in Subsections d and e, shall be by a majority of those authorized to vote in Subsections d and e, respectively, and not by a majority of the quorum. There was not one candidate that received 16 votes (majority of the 30 eligible votes); therefore, a runoff election is necessary. The two candidates are Michael Hurtt and Mona Dixon.

8. **Consider, and act upon, Ordinance No. 2020-18 amending Wylie's Code of Ordinances, Ordinance No. 2005-07, as amended, Appendix C (Wylie Comprehensive Fee Schedule), Section II (Garbage, Trash and Brush Fees), Subsection A (Residential Fee; Deposits), and Subsection B (Commercial Charges). (B. Parker, Asst. City Manager)**

Executive Summary

A solid waste and recycling contract renewal was approved with Community Waste Disposal (CWD) effective September 1, 2018. Section 14.02 of the contract outlines the process for rate adjustments. A rate adjustment

can be requested based on the consumer price index (CPI), the price of diesel fuel as reported by the Department of Energy, and the disposal costs of the Garland, Texas landfill.

WORK SESSION

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

EXECUTIVE SESSION

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:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.

§ 551.072 – Discussing purchase, exchange, lease or value of real property.

§ 551.074 – Discussing personnel or to hear complaints against personnel.

§ 551.087 – Discussing certain economic development matters.

§ 551.073 – Discussing prospective gift or donation to the City.

§ 551.076 – Discussing deployment of security personnel or devices or security audit.

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

Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING.

This chapter does not require a governmental body to conduct an open meeting:

(1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or

(2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- **Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Project 2019-11e.**

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

(a) This chapter does not require a governmental body to conduct an open meeting:

(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or

(2) to hear a complaint or charge against an officer or employee.

(b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

- **City Manager**

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

READING OF ORDINANCES

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

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on January 24, 2020 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.

Stephanie Storm, City Secretary

Date Notice Removed