



Wylie City Council

Minutes

Regular Meeting

February 11, 2020 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Mayor Eric Hogue called the regular meeting to order at 6:01 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 Renae 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; Building Official Bret McCullough; WEDC Executive Director Sam Satterwhite; Public Works Director Tim Porter; Project Engineer Wes Lawson; Public Arts Coordinator Carole Ehrlich; Library Director Rachel Orozco; City Secretary Stephanie Storm, and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Ray Malone, pastor at Heaven's Journey Fellowship Church, gave the invocation and former Assistant City Manager and Police Chief Jeff Butters led the Pledge of Allegiance.

PRESENTATIONS

- **Recognition of citizens Jason Crump and Conner Johnston, dispatchers, and first responders for their heroic actions, which ultimately saved the life of Landon Wyrick.**

Landon Wyrick and Fire Chief Blythe presented citizen Jason Crump (Conner Johnston was unable to attend), dispatchers Karsen Knight, Julia Maschmann, Alexa Bringhurst, and Robin Livingston, and first responders James Brown, Chad Lloyd, Randall Barber, Cameron Bitton, Luke Erwin, Keith Jenkins, and Joe Krizan with a plaque for their heroic actions, resulting in saving the life of Landon Wyrick, a young man who had cardiac event.

- **Recognition of the retirement of WEDC Director Sam Satterwhite.**

Mayor Hogue presented a proclamation to Sam Satterwhite declaring February 15, 2020 as “Sam Satterwhite Day” in the City of Wylie. He noted Sam’s 24 years of service to the City of Wylie Economic Development Corporation (WEDC). Former WEDC President’s Todd Wintters and Bryan Brokaw spoke about Sam and his service to the WEDC.

CITIZEN COMMENTS ON NON-AGENDA ITEMS

There were no citizens present wishing to address 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 the Minutes of January 28, 2020 Regular Meeting and Work Session of the Wylie City Council. (S. Storm, City Secretary)**
- B. Consider, and act upon, Ordinance No. 2020-19 to 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)**
- C. Consider, and act upon, the approval of the purchase of computer equipment in the estimated amount of \$50,000.00 from CDW-G through a cooperative purchasing contract with Sourcewell Cooperative Purchasing and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing Manager)**
- D. Consider, and act upon, the award of agreement #W2020-43-A for Backflow Compliance Services with SC Tracking Solutions LLC, and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing Manager)**
- E. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of December 31, 2019. (S. Satterwhite, WEDC Director)**
- F. Consider, and act upon, the acceptance of the resignation of Jesse Meason and appointment of Irene Chavira as a new board member to the City of Wylie Library Board to fill the term of February 2020 to June 30, 2020. (S. Storm, City Secretary)**
- G. Consider, and act upon, Resolution No. 2020-10(R) of the City Council of the City of Wylie, Collin, Dallas and Rockwall Counties, Texas, ordering a Special Election to be administered by the Collin County Elections Administrator and the City of Wylie on May 2, 2020, for the purpose of filling a vacancy in the office of City Council, Place No. 2, resulting from the resignation of Council member Matthew Porter; designating locations of polling places and hours; designating filing deadline; ordering notices of election to be given as prescribed by law in connection with such election; authorizing the Mayor and City Secretary to take all actions necessary to comply with applicable election laws. (S. Storm, City Secretary)**
- H. Consider, and act upon, Resolution No. 2020-11(R) of the City Council of the City of Wylie, Collin, Dallas and Rockwall Counties, Texas, Appointing Election Officials for a Special Election on May 2, 2020, for the purpose of filling a vacancy in the office of City Council, Place No. 2, resulting from the resignation of Council member Matthew Porter. (S. Storm, City Secretary)**

Council Action

A motion was made by Councilwoman Arrington, seconded by Councilman Dahl, to approve the Consent Agenda as presented. A vote was taken and motion passed 7-0.

REGULAR AGENDA

- 1. Hold the first of two Public Hearings regarding the need to continue, abolish, or modify the City of Wylie Juvenile Curfew Ordinance No. 2017-09. (A. Henderson, Police Chief)**

Staff Comments

Police Chief Henderson addressed Council stating the City is required to review the curfew ordinance every three years.

Public Hearing

Mayor Hogue opened the public hearing on Item 1 at 6:33 p.m. asking anyone present wishing to address Council to come forward.

No one came forward for the public hearing.

Mayor Hogue closed the public hearing at 6:34 p.m.

Council Action

No action taken by City Council.

- 2. Hold a Public Hearing to discuss and review updates to the Land Use Assumptions, Capital Improvement Plan, and modifications to the impact fees. (T. Porter, Public Works Director)**

Council Comments

Regarding keeping up with annual increases in the cost of construction for both roadway and water and sewer impact fees, Mayor *pro tem* Forrester asked what the percentage increase has been over the last five years for construction. Public Works Director Porter replied in the agenda report under letter (a) staff did a calculation concerning the thoroughfare impact fees between 2014 – 2019 that would reflect the increase based on the cost indexes. Forrester asked if this was the catchup over the last five years, or the projection for the next five years. Porter replied the calculation only accounts for the catchup from the last five years. Forrester asked what staff sees happening in the cost of construction over the next five years; will it be the same increase in cost? Public Works Director Porter replied it is hard to predict the economy but he would anticipate an increase of 3% or more every year for the next five years. Councilman Porter asked what the percentage increase was for water and sewer. Public Works Director Porter replied the cost index covers general construction costs, so it would be the same for water and sewer costs. Councilman Porter asked what kind of impact the increased fees would have on the average home and commercial structure as Council has the option to set different rates for residential and commercial. Porter responded it results in about an \$800 difference for water/wastewater and \$156 difference for thoroughfare on a residential home.

Public Hearing

Mayor Hogue opened the public hearing on Item 2 at 6:45 p.m. asking anyone present wishing to address Council to come forward.

David Lehde, representing the Dallas Builder Association, addressed Council expressing concerns with the proposed rates stating the increases in fees will negatively impact residential home prices and affect builder ability to sell homes at a price point the market can sustain. He requested Council consider lower rates than proposed and also a 120-day grace period for builders/developers who have completed their preliminary plat during which time they may keep the existing fee rates.

Mayor Hogue closed the public hearing at 6:48 p.m.

Council Action

No action taken by City Council.

- 3. Consider, and act upon, Ordinance No. 2020-20 updating the Capital Improvements Plan and Thoroughfare Impact Fees to be assessed by the City of Wylie. (T. Porter, Public Works Director)**

Staff Comments

Mayor Hogue asked Impact Fee Advisory Committee (IFAC) Chair Randy Owens to speak to Council and provide additional detail from the IFAC meetings. Owens gave additional information from the Impact Fee Advisory Committee meetings. Public Works Director thanked the advisory committee for all of their hard work.

Council Comments

Forrester confirmed that the rate tonight could be decided for any specified period of time and would go back through this same process when that time has lapsed. Public Works Director Porter replied that is correct; five years is the maximum so the period of time can be set up to five years. Dahl and Porter asked about a grace period for implementation in order to allow builders who have submitted documentation to be able to utilize the existing rates. Holsted replied if that is Council's desire that wording could be included in the motion and the ordinance. Dahl asked if the grace period would have an effect on the building and planning department, and would staff recommend on preliminary or final plat. Holsted stated he recommended on final plat.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Porter, to approve Ordinance No. 2020-20 updating the Capital Improvements Plan and Thoroughfare Impact Fees in the amount of \$453.00 per service unit for the entirety (both east and west service areas) of Wylie with the addition that this be for a three-year period and includes a 90-day grace period for any builder who has submitted a preliminary plat subject to its approval as a final plat. A vote was taken and motion passed 7-0.

- 4. Consider, and act upon, Ordinance No. 2020-21 updating the Capital Improvements Plan and the Water and Sanitary Sewer Impact Fees to be assessed by the City of Wylie. (T. Porter, Public Works Director)**

Council Comments

Councilman Porter asked how a 13% increase compares to what is being presented and whether makes an impact on long-term budgets that staff has in place. Holsted replied staff would need to calculate the current rate with a 13% increase, and no current near-term projects would be affected by this adjustment.

Mayor Hogue recessed the Council into a short break at 7:13 p.m.

Mayor Hogue reconvened the Council into regular session at 7:17 p.m.

Holsted replied the current water impact fee is \$3,651.42; therefore, with a 13.3% increase it would be \$4,137.06 which is less than the maximum recommended in the report. The current wastewater impact fee is \$773.48; therefore, with a 13.3% increase it would be \$876.35 which is less than the maximum recommended in the report.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Porter, to approve Ordinance No. 2020-21 updating the Capital Improvements Plan and the Water Impact Fee to \$4,137.06 per living unit equivalent, and Sanitary Sewer Impact Fee to \$876.35 per living unit equivalent and any developer who has

submitted a preliminary plat be granted a 90-day grace period to submit their final plat and revisit the fees in three years. A vote was taken and motion passed 7-0.

5. Consider, and act upon, renaming Meadows of Birmingham and Birmingham Bluffs Park to Reta Allen Park. (R. Diaz, Parks & Recreation Director)

Staff Comments

Parks and Recreation Director Diaz addressed Council stating there was a request made to Parks and Recreation Department staff to rename Meadows of Birmingham and the new Birmingham Bluffs Parks to Reta Allen Park. The Parks and Recreation Board approved the renaming of the Meadows of Birmingham and Birmingham Bluffs Parks to Reta Allen Park at the December 9, 2019 meeting. Per the current policy on park naming, the Parks and Recreation Board can make a recommendation on naming a park to the City Council based on certain criteria. The name of Reta Allen Park does qualify due to Mrs. Allen's many years of service and dedication on the city of Wylie. Ms. Allen's son Danny and daughter-in-law Liz were in attendance.

Council Action

A motion was made by Councilman Porter, seconded by Councilwoman Arrington, to approve renaming Meadows of Birmingham and Birmingham Bluffs Park to Reta Allen Park. A vote was taken and motion passed 7-0.

Mayor Hogue recessed the Council into work session at 7:25 p.m.

Mayor Hogue convened the Council into work session at 7:29 p.m.

WORK SESSION

• **Municipal Complex Master Plan. (R. Diaz, Parks & Recreation Director)**

Elizabeth McIlrath, Philip Neeley, Adam Brewster, with Dunaway Associates, gave a Parks, Recreation and Open Space Master Plan: Municipal Complex Master Plan Update presentation to Council that included the existing conditions, location of utilities, floodplain location, current circulation, different character zones, and a conceptual program list which included indoor/outdoor aquatics, amphitheater/civic event space, interpretive trail/art walk, destination playground, community garden, dog park, nature center and demonstration gardens, and neighborhood park and trailhead. McIlrath showed two different configurations, Concept A and B, demonstrating how items from the conceptual program list could be placed on the Municipal Complex.

Consensus from Council was Concept B was better than A, and feedback included no retail on the corner, the amphitheater and dog park not as close to the road and possibly moved to east meadow, no vehicle path in east meadow, and have an all-inclusive playground accessible to everyone.

Parks and Recreation board members present were Craig Allen and Joni Robinson.

Mayor Hogue reconvened the Council into the FY2019-FY2024 Financial Plan work session at 8:20 p.m.

• **FY2019-FY2024 Financial Plan. (C. Holsted, City Manager)**

City Manager Holsted addressed Council showing a model with the potential effective tax rate over the next 10 years including variables of a potential \$7 million bond for fire station 4, \$600,000 for vehicle replacements, one-time requests of \$500,000, and new personnel including only staff for fire station 4 and the jail, with no additional general fund positions included, resulting in about a 6% fund balance. Holsted showed another model, included in the packet, showing a flat tax rate with the same assumptions, resulting in about a 30% fund balance.

Direction from Council was for staff to bring back information on forming a Bond Committee for potential future projects.

Mayor Hogue convened the Council into Executive Session at 9:01 p.m.

EXECUTIVE SESSION

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 Projects 2018-2a, 2018-10c, 2019-5b and Project 2019-12a and 2020-2a.**

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.

- **Consider the sale or acquisition of property located near Hwy 78 and Brown Street.**

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Hogue reconvened into Open Session at 9:51 p.m.

Council Action

A motion was made by Councilman Wallis, seconded by Mayor *pro tem* Forrester, to authorize the Wylie Economic Development Corporation to enter into a Performance Agreement with Project 2018-2a, providing for the sale of 0.41 acres owned by the Wylie Economic Development Corporation, under the terms of a forgivable loan and the provision of additional assistance in the amount not to exceed \$10,000. A vote was taken and motion passed 7-0.

Council Action


A motion was made by Councilman Porter, seconded by Mayor *pro tem* Forrester, to authorize the Wylie Economic Development Corporation to enter into a Performance Agreement with Avanti Windows & Doors, LLC in an amount not to exceed \$120,000. A vote was taken and motion passed 7-0.

READING OF ORDINANCES

City Secretary Storm read the caption to Ordinance Nos. 2020-19, 2020-20, and 2020-21 into the official record.

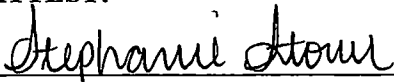
ADJOURNMENT

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Wallis, to adjourn the meeting at 9:56 p.m. A vote was taken and motion passed 7-0.



Eric Hogue, Mayor

ATTEST:



Stephanie Storm, City Secretary

