



Wylie City Council

Minutes

Regular Meeting

April 23, 2019 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Mayor Eric Hogue called the meeting to order at 6:04 p.m. The following City Council members were present: Councilman Matthew Porter, Councilman Jeff Forrester, Councilwoman Candy Arrington, Councilman Timothy T. Wallis, Councilman David Dahl, and Junior Mayor Emily Grubb. Mayor *pro tem* Keith Stephens was absent.

Staff present included: Assistant City Manager Chris Holsted; Police Chief Anthony Henderson; Development Services Director Renaé Ollie; Chief Building Official Bret McCullough; Public Information Officer Craig Kelly; Parks and Recreation Director Robert Diaz; Finance Director Melissa Beard; Assistant Fire Chief Brandon Blythe; Public Works Director Tim Porter; Project Engineer Wes Lawson; WEDC Executive Director Sam Satterwhite; City Secretary Stephanie Storm, and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Councilman Dahl gave the invocation and Councilwoman Arrington led the Pledge of Allegiance.

PRESENTATIONS

- **Junior Mayor Emily Grubb**

Mayor Hogue introduced Junior Mayor Emily Grubb, administered the oath of office, and presented a proclamation for “Mayor of the Day.”

- **Proclamation for Building Safety Month**

Mayor Hogue presented a proclamation proclaiming the month of May as Building Safety Month in Wylie, Texas. Members of the Building Inspections and Code Enforcement department were present to accept the proclamation.

- **Proclamation declaring May 12-18, 2019 as National Police Week**

Mayor Hogue presented a proclamation proclaiming May 12-18, 2019 as National Police Week in Wylie, Texas. Members of the Wylie Police Department were present to accept the proclamation.

- **Proclamation declaring May 19-25, 2019 as National Public Works Week**

Mayor Hogue presented a proclamation proclaiming May 19-25, 2019 as National Public Works Week in Wylie, Texas. Members of the Public Works department were present to accept the proclamation.

CITIZEN 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.

Margaret Eubanks addressed Council with concerns regarding stormwater drainage from Lewis Ranch Estates to Bennett Road.

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 April 9, 2019 Regular Meeting of the Wylie City Council.** *(S. Storm, City Secretary)*
- B. **Consider, and act upon, Resolution No. 2019-11(R), designating Anthony Henderson, Chief of Police, as the "Authorized Official" for the purposes of the Victim Coordinator and Liaison Grant through the office of the Attorney General.** *(A. Henderson, Police Chief)*
- C. **Consider, and place on file, the City of Wylie Monthly Investment Report for March 31, 2019.** *(M. Beard, Finance Director)*
- D. **Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for March 31, 2019.** *(M. Beard, Finance Director)*
- E. **Consider, and act upon, Resolution No. 2019-12(R), a Resolution of the City of Wylie, Texas finding that Oncor Electric Delivery Company LLC's application for approval of a Distribution Cost Recover Factor pursuant to 16 Tex. Admin. Code § 25.243 to Increase Distribution Rates within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the Company; finding that the meeting at which this Resolution is passed is open to the public as required by law; requiring notice of this Resolution to the company and legal counsel.** *(M. Manson, City Manager)*
- F. **Consider, and act upon, approval of final acceptance of the Wylie East Drive Paving Project to Bloomfield Homes, LP and authorize payment in accordance with the Impact Fee Agreement for the amount of \$528,956.86 and accept the project as complete.** *(T. Porter, Public Works Director)*
- G. **Consider, and act upon, the acceptance of the resignation of Jade Duan and appointment of Charla Riner as a new commission member to the City of Wylie Planning and Zoning Commission to fill the term of April 2019 to June 30, 2020.** *(S. Storm, City Secretary)*
- H. **Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of March 31, 2019.** *(S. Satterwhite, WEDC Director)*

I. Consider, and act upon, the Certified Reasons for Denial of the Brookside Estates Preliminary Plat (M. Manson, City Manager)

Councilman Dahl requested that Consent Item G be removed from Consent and considered individually. Consensus of the Council was to remove Item G from Consent and consider individually.

Council Action

A motion was made by Councilman Dahl, seconded by Councilwoman Arrington, to approve the Consent Agenda Items A, B, C, D, E, F, H, and I as presented. A vote was taken and the motion passed 6-0 with Mayor *pro tem* Stephens absent.

REGULAR AGENDA

G. Consider, and act upon, the acceptance of the resignation of Jade Duan and appointment of Charla Riner as a new commission member to the City of Wylie Planning and Zoning Commission to fill the term of April 2019 to June 30, 2020. (S. Storm, City Secretary)

Staff Comments

Councilman Dahl asked whether, since this is a mid-term appointment, Ms. Riner would be given the opportunity to complete the required Open Meetings Act and Ethics training. City Secretary Storm responded, if appointed by Council, Ms. Riner would complete the required training and fill out the required documents.

Council Action

A motion was made by Councilman Porter, seconded by Councilman Dahl, to approve Consent Agenda Item G. A vote was taken and the motion passed 6-0 with Mayor *pro tem* Stephens absent.

1. Consider, and act upon, the award of RFP #W2019-58-B Construction Manager at Risk – Fire Station 2 Remodel Project Pre-Construction Services to AUI Incorporated, in the amount of \$0.00 and authorizing the City Manager to execute any and all necessary documents. (G. Hayes, Purchasing Manager)

Staff Comments

Purchasing Manager Hayes addressed Council stating the City issued a sealed Request for Proposals (RFP) for a Construction Manager at Risk (CMAR) for the Fire Station 2 Remodel Project. Four proposals were received and the evaluation team recommends the award of a Pre-Construction Services Agreement to AUI Partners LLC in the amount of \$0.00 as being the most qualified firm and providing the best overall value to the City. Once the pre-construction services are completed and the Guaranteed Maximum Price (GMP) is agreed upon, staff will submit a second agenda item to Council for award of a Construction Agreement, which will include the CMAR fixed costs.

Dustin Stiffler, representing AUI Partners LLC, gave a short presentation about the company and the projects they have completed.

Council Action

A motion was made by Councilman Dahl, seconded by Councilwoman Arrington, to award RFP #W2019-58-B for Construction Manager at Risk – Pre-Construction Services to AUI Partners, LLC, for the Fire Station 2 Remodel Project in the amount of \$0.00 and authorizing the City Manager to execute any and all necessary documents. A vote was taken and the motion passed 6-0 with Mayor *pro tem* Stephens absent.

2. **Consider, and act upon, Resolution No. 2019-13(R), a joint Resolution of the City Councils of the Cities of Lucas, Texas and Wylie, Texas, clarifying and establishing the Cities' common boundary line.** (*M. Manson, City Manager*)

Staff Comments

Assistant City Manager Holsted addressed Council stating currently, the majority of Brockdale Park lies within Lucas' jurisdiction, with only the boat ramp portion of the park being within Wylie's jurisdiction. Lucas has requested that Wylie consider releasing the boat ramp portion to Lucas so that they can work with the Corps of Engineers to lease and make improvements to Brockdale Park.

In addition, Holsted reported Parker Road is under construction and TXDOT has acquired right of way along both sides of the roadway. This Resolution would establish the City's boundary line along Parker Road, which will be down the center of the median on the new roadway.

Council Action

A motion was made by Councilman Forrester, seconded by Councilman Porter, to approve Resolution No. 2019-13(R), a joint Resolution of the City Councils of the Cities of Lucas, Texas and Wylie, Texas, clarifying and establishing the Cities' common boundary line. A vote was taken and the motion passed 6-0 with Mayor *pro tem* Stephens absent.

Mayor Hogue reconvened into the Work Session at 6:43 p.m.

WORK SESSION

- **Discuss the development of property located along SH 78 south of Alanis Drive.** (*C. Holsted, Assistant City Manager*)

Ryan Cole, representing Daydra Management LLC, and Kim Lanz, representing Heritage Properties, gave a short presentation regarding a proposed mixed-use project, *The District*. This project would include restaurants, shops, office space, townhomes, condominiums, apartments, and amenities. Cole reported currently more than \$4,000,000 has been spent on the project, \$25,000,000 has been secured for construction funding, and they have received \$35,000,000 in presales.

Staff Comments

Hogue asked what would be completed in 48 months. Cole replied the plan is to have the entire development completed within 48 months with the four commercial buildings started first. Hogue asked how many of each apartment units would be built. Lanz replied there would be 12 floorplans offered for the 150 units, which would be comprised of 88 one bedrooms, 44 two bedrooms, 12 studio suites, and six three bedrooms. Hogue asked how many restaurants would be in the development. Lanz replied there would be two drive-thru restaurants, three sit-down restaurants, and one gourmet restaurant. Councilman Forrester confirmed the townhomes and condominiums would be sold and not rented. Cole replied that is correct. Forrester asked how many jobs will be created from this development. Lanz replied according to the impact data source, approximately 420 jobs would be created. Councilman Dahl expressed concern with the development being a single-entry development. Cole replied they are open to having a second entrance. Dahl asked if a specific amount of fees will be requested to be waived. Cole replied that, upon certain performance criteria after occupancy of a certain number of buildings and restaurants, up to \$500,000 would be requested to be rebated back. Councilman Wallis asked how the townhome residents would access the rest of the development. Cole replied there would be a pedestrian type bridge that would go over the river. Hogue asked how much is in the floodplain. Cole and Holsted replied the creek and the area around the creek between the walls on the Concept Plan are floodplain. Councilman Porter asked if there are plans are to get traffic in and out of the property. Cole responded they have a right in, right out, a left turn lane, and have requested a signal. Hogue asked if they would still build the

development even if they do not get the \$500,000 refunded. Cole responded they have spent \$4 million thus far and are dedicated to doing the project. Councilman Forrester asked if the developer has a current property in the Metroplex. Cole replied they have completed separate single-family, multi-family, and/or commercial projects in the area; this is the first mixed-use project. Councilman Porter asked if they would be opposed to doing a Planned Development (PD). Cole responded based on the feedback he heard at the meeting, he was not opposed to a PD.

Direction from Council was they are interested in the development, but would like input from the Planning and Zoning Commission, fire, and police departments, would like to develop a PD with specifics, and would like to obtain support from WISD.

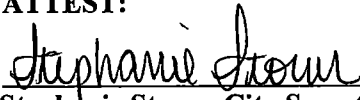
RECONVENE INTO REGULAR SESSION

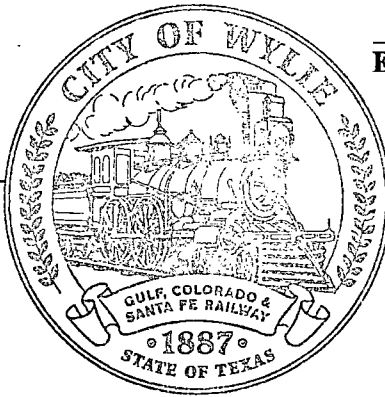
Mayor Hogue reconvened into Regular Session at 7:20 p.m.

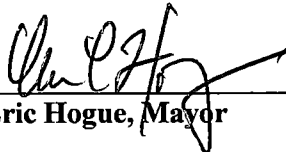
ADJOURNMENT

A motion was made by Councilman Porter, seconded by Councilman Forrester, to adjourn the meeting at 7:21 p.m. A vote was taken and the motion passed 6-0 with Mayor *pro tem* Stephens absent.

ATTEST:


Stephanie Storm, City Secretary




Eric Hogue, Mayor