



Wylie City Council

NOTICE OF MEETING

Regular Meeting Agenda

April 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

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 April 14, 2020 Regular Meeting of the Wylie City Council. (S. Storm, City Secretary)**
- B. Consider, and act upon, a Final Plat of Collin College Wylie, creating two Business Government lots on 96.524 acres, located at 391 Country Club Road. (J. Haskins, Planning Manager)**
- C. Consider, and act upon, a Final Plat for Pheasant Creek Mixed Use Addition to establish 33 single-family attached lots, one commercial lot, and two open space lots on 4.825 acres, property generally located north of the intersection of County Line Road and Neva Lane. (J. Haskins, Planning Manager)**
- D. Consider, and act upon, a Preliminary Plat for Gregorian Homes, establishing one single-family residential lot on 1.524 acres, located at 605 Parker Road. (J. Haskins, Planning Manager)**
- E. Consider, and act upon, a Final Plat for Gregorian Homes, establishing one single-family residential lot on 1.524 acres, located at 605 Parker Road. (J. Haskins, Planning Manager)**
- F. Consider, and act upon, a Final Plat of Wylie Industrial Park Lots 19R, 19X and 20R, Block A, being a replat of Lots 16, 17, 18, 19, and 20, creating three lots on approximately 1.579 acres, located at and adjacent to 703 Cooper Drive. (J. Haskins, Planning Manager)**
- G. Consider, and act upon, authorizing the Mayor to enter into a Cooperative Agreement for additional law enforcement services, between the City of Wylie, Lavon Lake, Texas initiates Agreement No. W9126G20P0035 and the U.S. Army Corps of Engineers. This agreement is for the provisions of additional Law enforcement Services from May 16, 2020 through September 12, 2020 for a sum not to exceed \$43,247.82. (A. Henderson, Police Chief)**
- H. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for March 31, 2020. (M. Beard, Finance Director)**
- I. Consider, and place on file, the City of Wylie Monthly Investment Report for March 31, 2020. (M. Beard, Finance Director)**
- J. Consider, and act upon, Resolution No. 2020-23(R), finding that Oncor Electric Delivery Company LLC'S application for approval to amend its distribution cost recovery factor to increase distribution rates within the City should be denied; authorizing participation with Oncor Cities Steering Committee; authorizing the hiring of legal counsel and consulting services; 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. (C. Holsted, City Manager)**
- K. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of March 31, 2020. (J. Greiner, WEDC Director)**

- L. **Consider, and act upon, Resolution No. 2020-24(R) authorizing the Mayor to execute a Project Specific Agreement RE: Roadway Striping for Type “E” Roadway – Made Pursuant to Dallas County’s Master Road and Bridge Interlocal Maintenance Agreement between Dallas County and City of Wylie, Texas.** (*T. Porter, Public Works Director*)
- M. **Consider, and act upon, the award of bid #W2020-21-B for City of Wylie Twin Lakes Park Trail Project to GT Construction Inc. in the amount of \$279,421.00, and authorizing the City Manager to execute any and all necessary documents.** (*G. Hayes, Purchasing Manager*)

REGULAR AGENDA

Tabled from 04-14-2020

Remove from table and consider

1. **Hold a Public Hearing, consider, and act upon, a change of zoning from Agricultural (AG) to Planned Development (PD), to allow for a mixed-use senior residential community on 24.5 acres located at 1751 McMillen Road. (ZC 2020-02)** (*J. Haskins, Planning Manager*)

Executive Summary

The applicant is requesting to rezone 24.5 acres located at 1751 McMillen Road. The property is currently zoned Agricultural. The reason for the requested rezoning to a Planned Development is to allow for an age restricted mixed-use senior residential community. The Planned Development contains three subdistricts that are proposed to contain different categories of residential development for senior living.

2. **Discuss, consider, and take any action on, Resolution No. 2020-25(R) establishing a small business assistance program to provide immediate, short-term financial aid to qualified small businesses in the City of Wylie.** (*C. Holsted, City Manager*)

Executive Summary

Staff received a request for an agenda item to create a small business assistance program to provide immediate, short-term financial aid to qualified small businesses in the City of Wylie. The proposed program would provide a grant up to \$5,000 to a business with 20 or fewer full-time equivalent employees for either lease/mortgage assistance, or for payroll assistance. Applications will be reviewed to confirm eligibility and awarded on a first-come, first-served basis.

3. **Consider, and act upon, the adoption of an Ordinance amending Ordinance Nos. 2020-24, 2020-25, and 2020-26, Continuing or Renewing the Mayor’s Declaration of Local Disaster for a Public Health Emergency and establishing new orders to help abate the COVID-19 public health crisis.** (*C. Holsted, City Manager*)

Executive Summary

On March 22, March 27, and April 2, 2020, the City Council adopted Ordinance No. 2020-24, Ordinance No. 2020-25, and Ordinance 2020-26, which continued the Mayor’s Amended Declaration of Local Disaster for Public Health Emergency to help abate the public health threat resulting from the novel Coronavirus (COVID-19); providing the consent of the City Council to the continuation of the Declaration until 11:59 p.m. on April 30, 2020.

WORK SESSION

- **Clarify term limitations for City Boards and Commissions.** (*R. Ollie, Asst. City Manager*)

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 2018-10C, Project 2019-8B, Project 2020-4a, Project 2020-4b**

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 properties located at: State Highway 78 & Brown, State Highway 78 & Wylie East**

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 April 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.