



Wylie City Council

Minutes

Regular Meeting

May 12, 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 6:02 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 Renae Ollie; Assistant Police Chief Tommy Walters; Fire Chief Brandon Blythe; Public Information Officer Craig Kelly; Planning Manager Jasen Haskins; Building Official Bret McCullough; Public Works Director Tim Porter; Project Engineer Wes Lawson; Parks and Recreation Director Robert Diaz; Finance Director Melissa Beard; and City Secretary Stephanie Storm.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Hogue gave the invocation and Councilman Porter led the Pledge of Allegiance.

CITIZEN COMMENTS ON NON-AGENDA ITEMS

Lon Ricker, representing Team Up to Fight Hunger, addressed Council giving information on the Team Up to Fight Hunger program, a collaboration of Wylie, Sachse and Murphy community partners that have come together to promote and support local restaurants and workers while providing food to individuals and families in need through local nonprofits.

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 28, 2020 Regular Meeting and Work Session of the Wylie City Council. (S. Storm, City Secretary)**
- B. **Consider, and act upon, a Final Plat to create a single lot for R.T. Addition on 4.944 acres, located at 1945 E. FM 544 in the City of Wylie's Extraterritorial Jurisdiction. (J. Haskins, Planning Manager)**

- C. Consider, and act upon, the reappointment of Mayor *pro tem* for a term beginning May 2020 and ending November 2020. (*S. Storm, City Secretary*)
- D. Consider, and act upon, a recommendation to the City Council to amend a previously approved plan for the remodel of an existing residential structure, located at 301 W. Brown St. within the Downtown Historic District. (*R. Ollie, Asst. City Manager*)
- E. Consider, and act upon, the award of a Professional Services Project Order (PSPO) #W2020-72-E for engineering and surveying services for the relocation of approximately 3,300 linear feet of existing 6”/8” water line along Parker Road/North Ballard Avenue to Grantham & Associates Inc. in the amount of \$65,270.00 and authorizing the City Manager to execute any necessary documents. (*G. Hayes, Purchasing Manager/T. Porter, Public Works Director*)
- F. Consider, and act upon, a request for substantial renovations in accordance with Ordinance No. 2013-17 for the remodel of an existing residential structure, located at 401 N. Keefer, Lot 75R, Block 12 of the Brown & Burns Addition within the Downtown Historic District. (*R. Ollie, Asst. City Manager*)

Councilman Porter requested Agenda Item C be pulled from Consent and considered individually. The consensus of Council was to consider Item C individually.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Duke, to approve Consent Agenda Items A, B, D, E and F as presented. A vote was taken and motion passed 7-0.

REGULAR AGENDA

- C. Consider, and act upon, the reappointment of Mayor *pro tem* for a term beginning May 2020 and ending November 2020. (*S. Storm, City Secretary*)

Council Action

A motion was made by Councilman Porter, seconded by Councilwoman Arrington, to nominate Councilman Jeff Forrester for reappointment to Mayor *pro tem* for a term beginning May 2020 and ending November 2020. A vote was taken and motion passed 7-0.

- 1. Consider, and act upon, the appointment of a 2020 Board and Commissions City Council Interview Panel to conduct the May 2020 board applicant interviews. (*S. Storm, City Secretary*)

Staff Comments

City Secretary Storm addressed Council stating staff is accepting applications for Boards and Commissions until May 15. She said the three Council members appointed to the panel tonight will interview each qualified applicant and make recommendations to the Council at the first meeting in June. Interview meeting dates are scheduled for May 27 and May 28, with an alternate date of June 1, starting at 5:30 p.m. each night. The qualified Board of Ethics applicants will be interviewed by the full Council at the second meeting in May.

Council Comments

Mayor Hogue said the Mayor *pro tem* usually serves as the Chair and asked if any other Council members would like to serve on the panel. Councilmen Porter and Duke stated they would like to serve.

Council Action

A motion was made by Mayor Hogue, seconded by Councilwoman Arrington, to appoint Mayor *pro tem* Jeff Forrester, Councilman Porter, and Councilman Duke to serve on the 2020 Boards and Commissions City Council Interview Panel. A vote was taken and the motion passed 7-0.

- 2. Consider, and act upon, Resolution No. 2020-26(R) authorizing the City Manager to execute an Interlocal Agreement with Collin County for reimbursement of COVID-19 expenses. (C. Holsted, City Manager)**

Staff Comments

City Manager Holsted addressed Council stating Collin County received a direct distribution of \$171 million from the US Treasury pursuant to the Coronavirus Aid, Relief, and Economic Security Act (CARES Act). The Commissioners Court discussed this item at their meeting on May 11 and approved \$50 million for funding to go to their direct cost program to be sent to the cities, with each city's share being based on its Collin County population total. For the City of Wylie, the amount is \$2,425,994.40 to reimburse specific eligible expenses related to COVID-19.

Council Comments

Forrester and Porter expressed that staff use some of the money to stock up on supplies for future use.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Porter, to approve Resolution No. 2020-26(R) authorizing the City Manager to execute an Interlocal Agreement with Collin County for reimbursement of COVID-19 expenses. A vote was taken and the motion passed 7-0.

- 3. Consider, and act upon, Resolution No. 2020-27(R) casting a nomination for a candidate for the Board of Directors of the Rockwall Central Appraisal District. (S. Storm, City Secretary)**

Staff Comments

City Secretary Storm addressed Council stating a vacancy has occurred on the Rockwall Central Appraisal District Board of Directors. Per Texas Property Tax Code Sec. 6.03(I), "each taxing unit that is entitled to vote by this section may nominate, by resolution adopted by its governing body, a candidate to fill the vacancy." Storm reported there is not a list of candidates for this portion of the Board of Directors election; therefore, Council can nominate an individual, and the Board of Directors will elect a member from the nominations received by majority vote at their next meeting.

Council Comments

Councilman Dahl stated Council has not nominated or cast votes in the past for individuals that they did not know.

Council Action

No motion was made by Council; therefore, no action was taken by Council.

- 4. Consider, and act upon, the reconsideration and/or clarification of Ordinance No. 2020-30 to a change of zoning from Agricultural (AG) to Planned Development (PD), to allow for a mixed-use, age-restricted, senior master planned community on 24.5 acres, located at 1751 McMillen Road. (ZC 2020-02) (J. Haskins, Planning Manager)**

Staff Comments

Planning Manager Haskins addressed Council stating at the April 28, 2020 City Council meeting a Planned Development (PD) was approved for a mixed-use age-restricted master plan community. As part of the approval a motion was made that included three items: the inclusion of the zoning exhibit; completion of a Traffic Impact Analysis during platting; and tying concurrent development to the Certificates of Occupancy. The applicant has requested a reconsideration of the motion to allow the concurrent development standard to be based on the approval of a final foundation inspection due to the timing in constructing residential and commercial buildings.

Council Comments

Porter stated at the last Council meeting the applicant indicated it would not be an issue and now is requesting reconsideration. Porter asked whether a larger structure could be constructed, followed by the smaller structures. Bill Dahlstrom, representing the applicant, responded that, after they left the meeting, they realized the applicant is developing the entire tract of land at one time, all of the grading, streets, water, sewer, and drainage, so there is a significant outlay of capital in the infrastructure. Dahlstrom stated there is an eight-month to a year gap between the time it takes to complete the multi-care facility and the time it takes to build the first single-family home, if started at the same time. The applicant's request is to have the ability to begin selling, or get the final Certificate of Occupancies (CO) and permits on the single-family and multiplex so they can start receiving some income for the amount of infrastructure that has been put in. Dahlstrom stated that they are requesting that, rather than being tied to the CO, it could be tied to the foundation for the multi-care building, which is still a significant investment and would allow them to begin the selling process. Forrester asked if there was a tool that could be utilized to ensure the projects go concurrently and allow the applicant to begin realizing a cash flow from sales of the single-family and multi-unit at the same time. Haskins responded tying a percentage of the homes being completed to the framing inspection or temporary CO is an option. Forrester responded he was more comfortable with bringing language to the agreement that would allow the City to maintain a performance agreement similar to what was just stated: to complete everything in a consistent manner but also a considerable amount of cash outflow to lay down the infrastructure for the entire development. Forrester stated he does not want to prevent the applicant from having the ability to finish but project, but wants to make sure we continue to move forward congruently. Dahlstrom responded they will work on that language with Haskins. Dahl stated the intent has been made and asked whether, if the City says they want to see continuous construction on the large building and not pause it so the applicant can make money on the other buildings, whether the Council is trying to support a worthwhile development that actually gets accomplished without including additional steps that staff must enforce. Dahl asked whether the council could just ask staff whether the project is moving forward and inspections being made. Hogue stated he wants to make sure that the entire development is built. Haskins reported he spoke with the applicant and he is agreeable to no more than 50% of the homes being built by the time they get a framing inspection and they have to have the commercial building done before they get the last CO on the last home. Holsted requested that, if stipulations are to be added, Council table the item to the next meeting so that staff can draft an ordinance with the changes.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Duke, to table Item #4 to the next City Council meeting on May 26. A vote was taken and the motion passed 7-0.

- 5. Consider, and act upon, the approval of Change Order No. 26 to contract #W2018-69-B Wylie Public Safety Building Remodel Project, in the amount of \$59,235, with Pogue Construction Company and authorizing the City Manager to execute any necessary documents. (B. Parker, Asst. City Manager/G. Hayes, Purchasing Manager)**

Staff Comments

Assistant City Manager Parker addressed Council giving a brief update and presentation on the Public Safety Building. Parker reported the change order is in the amount of \$59,235 for the installation of technology items that were missed during the design phase or changed due to function.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Porter, to approve Change Order No. 26 to contract #W2018-69-B Wylie Public Safety Building Remodel Project, in the amount of \$59,235, with Pogue Construction Company and authorizing the City Manager to execute any necessary documents. A vote was taken and the motion passed 7-0.

6. **Consider, and act upon, Ordinance No. 2020-31 amending Ordinance Nos. 2020-24, 2020-25, 2020-26, and 2020-29 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/B. Blythe, Fire Chief*)

Staff Comments

City Manager Holsted addressed Council stating in light of the most recent Governor's Order the proposed Ordinance would expire May 26, 2020 at 11:59 p.m. and incorporates the current Governor's Orders and any future Orders the Governor issues.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilwoman Arrington, to approve Ordinance No. 2020-31 amending Ordinance Nos. 2020-24, 2020-25, 2020-26, and 2020-29 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. A vote was taken and the motion passed 7-0.

Mayor Hogue convened the Council into Work Session at 6:46 p.m.

WORK SESSION

- **Discuss FY 20-21 Budget.** (*C. Holsted, City Manager*)

City Manager Holsted addressed Council giving a presentation on the FY 20-21 budget regarding the following areas: assessed property valuations, total annual sales tax receipts, General Fund projected revenues, General Fund expenditures by function, debt service expenditures, General Fund expense adjustments, and revenue and expenses assumptions affecting the budget. Holsted gave an update on the Utility Fund regarding past due accounts and stated staff planned to resume water cut-offs in June for accounts that have over a \$100 balance and do not make arrangements with the City.

Mayor Hogue convened the Council into Regular Session at 7:26 p.m.

Mayor Hogue recessed the Council into a break at 7:27 p.m.

Mayor Hogue convened the Council into Executive Session at 7:33 p.m.

EXECUTIVE SESSION

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

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.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

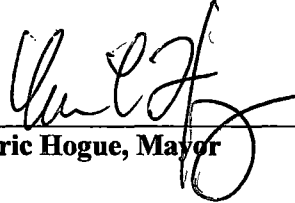
Mayor Hogue convened the Council into Open Session at 7:44 p.m.

READING OF ORDINANCE

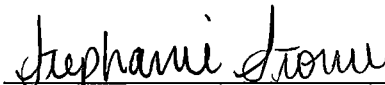
City Secretary Storm read the caption to Ordinance No. 2020-31 into the official record.

ADJOURNMENT

A motion was made by Councilman Porter, seconded by Councilman Duke, to adjourn the meeting at 7:45 p.m. A vote was taken and motion passed 7-0.


Eric Hogue, Mayor

ATTEST:


Stephanie Storm, City Secretary

