



Wylie City Council

NOTICE OF MEETING

Regular Meeting Agenda

June 23, 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

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- **Invocation by Virginia Rodriguez**

PRESENTATIONS

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- **Presentations for Outgoing Wylie Boards and Commission Members.**
 - **Oath of Office for Incoming Wylie Boards and Commission Members.**
 - **Parks & Recreation Month Proclamation**

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 June 9, 2020 Regular Meeting and Work Session of the Wylie City Council. (S. Storm, City Secretary)**
- B. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of May 31, 2020. (J. Greiner, WEDC Director)**
- C. Consider, and act upon, the approval of Wylie Agreement #W2020-22-I for the purchase of fencing and miscellaneous site improvements for Avalon Park from Basic IDIQ Inc. in the estimated amount of \$110,946.01 through a cooperative purchasing contract with Choice Partners Cooperative, and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing Manager)**
- D. Consider, and act upon, Resolution No. 2020-30(R) of the City Council of the City of Wylie, Texas, to ratify Change Orders No. 1 and No. 2 with Moss Utilities LLC for emergency expenses for the repair of Hooper Road between Steel Road and Hensley Lane in the estimated amount of \$33,013.00; and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing Manager)**
- E. Consider, and act upon, a vendor application for the Wylie ISD Council of PTA's "Back to the Future Back to School" event at Olde City Park on August 29, 2020. (R. Diaz, Parks & Recreation Director)**
- F. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for May 31, 2020. (M. Beard, Finance Director)**
- G. Consider, and place on file, the City of Wylie Monthly Investment Report for May 31, 2020. (M. Beard, Finance Director)**

REGULAR AGENDA

- 1. Consider, and act upon, authorizing the City Manager to sign a Development Agreement pending Annexation, between the City of Wylie, Larry C. Martinez (owner Tract 1), and Johnny N. Martinez (owner Tract 2) and Wylie DPV Limited Partnership (Applicant - Dominion of Pleasant Valley) for the continued development of a single family planned development generally located south of Sachse Road and Pleasant Valley Road. (J. Haskins, Planning Manager)**

Executive Summary

The applicant and associated property owners have requested to enter into a Development Agreement with the City of Wylie for the potential annexation of property adjacent to the existing Dominion of Pleasant Valley subdivision (DPV) with the intent to request rezoning of said property as an addition to the existing DPV planned development.

2. **Consider, and act upon, authorizing the City Manager to sign a Development Agreement pending Annexation, between the City of Wylie, Larry C. Martinez (owner Tract 1), and Johnny N. Martinez (owner Tract 2) and Wylie DPV Limited Partnership (Applicant - Dominion of Pleasant Valley) regarding the use of building materials for the continued development of a single family planned development generally located south of Sachse Road and Pleasant Valley Road. (J. Haskins, Planning Manager)**

Executive Summary

The applicant and associated property owners have requested to enter into a Development Agreement with the City of Wylie prior to the potential annexation of property adjacent to the existing Dominion of Pleasant Valley subdivision (DPV) with the intent to request rezoning of said property as an addition to the existing DPV planned development.

3. **Consider, and act upon, Resolution No. 2020-31(R) of the City Council of the City of Wylie, Texas, adopting an amended version of the Wylie Parks, Recreation and Open Space Master Plan; and providing for an effective date. (R. Diaz, Parks & Recreation Superintendent)**

Executive Summary

On May 16, 2018, the City Council authorized the City Manager to enter into a contract with Dunaway Associates for professional services to update the City of Wylie Parks, Recreation and Open Space Master Plan. The previous Master Plan was nearly 10 years old and needed to be revised to incorporate the recent growth of the City and to again ascertain the amenities, goals, and direction desired by residents.

4. **Consider and act upon Resolution No. 2020-32(R) authorizing the execution of a master tax-exempt lease purchase agreement with All American Investment Group, LLC in the total amount of \$3,333,667.00 for the purchase of water meter equipment, installation and related items; and authorizing the City Manager to execute any necessary documents. (M. Beard, Finance Director)**

Executive Summary

On October 22, 2019, Council approved the Phase 1 Investment Grade Audit agreement with Johnson Controls LLC, to determine the feasibility of executing an Energy Savings Performance Contract program to implement an Advanced Metering Infrastructure (AMI) and water meter solution. After review by an external third party, it was agreed by all that the project was a viable ESCO. Staff has worked closely with JCI for several months to choose the best options for meter equipment, customer software portals and a connector network to prepare the City for the Phase 2 Construction Agreement of the AMI.

5. **Consider and act upon the award of Phase 2 of RFQ # W2019-92-E for an Energy Savings Performance Construction Contract for a Comprehensive Water and Energy Efficiency Program to Johnson Controls LLC, and authorizing the City Manager to execute any and all necessary documents. (G. Hayes, Purchasing Manager)**

Executive Summary

On October 19, 2019, the City of Wylie City Council approved the award of RFQ #W2019-92-E Energy Savings Performance Contract Phase 1 (Investment Grade Audit) to Johnson Controls LLC. The results of the audit were reviewed by an external third party (Jones & Carter LLC), accepted by all parties, and agreed that the project was a viable ESCO. Meetings were held with City staff to determine manufacturers of software customer portals, meter equipment, and connector network.

WORK SESSION

- **Discuss Extraterritorial Jurisdiction and city limits surrounding Lavon Lake.** (*R. Ollie, Asst. City Manager*)
- **Budget Work Session for 4B Sales Tax Fund and Utility Fund.** (*C. Holsted, 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 Projects 2019-12a, 2019-12c, 2020-4c, and 2020-4d.**

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, and Jackson & Oak.**

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on June 19, 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