



Wylie City Council

Minutes

Regular Meeting

July 14, 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 6:00 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Matthew Porter, Mayor *pro tem* Jeff Forrester, Councilwoman Candy Arrington, and Councilman Timothy T. Wallis. Councilman David Dahl was absent.

Staff present included: City Manager Chris Holsted; Assistant City Manager Brent Parker; Assistant City Manager Renae Ollie; Police Chief Anthony Henderson; Fire Chief Brandon Blythe; Public Information Officer Craig Kelly; Planning Manager Jasen Haskins; Parks and Recreation Director Robert Diaz; Finance Director Melissa Beard; Human Resources Director Lety Yanez; Public Works Director Porter; Building Official Bret McCullough; Project Engineer Wes Lawson; Library Director Ofilia Barrera; Public Arts Coordinator Carole Ehrlich; City Secretary Stephanie Storm, and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

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

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 June 23, 2020 Regular Meeting and Work Session of the Wylie City Council.** (*S. Storm, City Secretary*)
- B. **Consider, and act upon, Ordinance No. 2020-39 of the City of Wylie, Texas granting a franchise agreement to Oncor Electric Delivery Company, LLC.** (*R. Ollie, Asst. City Manager*)

Council Action

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

REGULAR AGENDA

Tabled from 06-09-2020

Council Action

A motion was made by Councilman Porter, seconded by Mayor *pro tem* Forrester, to remove Item 1 from table. A vote was taken and motion passed 6-0 with Councilman Dahl absent.

- 1. Hold a Public Hearing, consider, and act upon, a change of zoning from Single-Family 10 District (SF-10/24) to Planned Development (PD), to allow for a Townhome community and commercial uses on 6.55 acres generally located on the northeast corner of West Brown Street and Sanden Boulevard. (ZC2020-06) (J. Haskins, Planning Manager)**

Staff Comments

Planning Manager Haskins addressed Council stating the applicant is requesting to rezone 6.55 acres located on the northeast corner of West Brown Street and Sanden Boulevard. The property is currently zoned Single-Family SF 10/24 and the applicant is requesting rezoning to a Planned Development to allow for a mixed-use development with one commercial lot and 39 townhome lots. This item was tabled at the June 9 Council meeting to allow staff and the applicant to address a Development Agreement regarding building materials and screening of the proposed detention area. A proposed Development Agreement has been completed and is on this agenda for consideration and language has been added to the proposed Planned Development standards that addresses the screening issues.

Public Hearing

Mayor Hogue continued the public hearing on Item 1 at 6:05 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 6:06 p.m.

Council Action

A motion was made by Councilman Porter, seconded by Councilman Wallis, to approve a change of zoning from Single-Family 10 District (SF-10/24) to Planned Development (PD), to allow for a Townhome community and commercial uses on 6.55 acres generally located on the northeast corner of West Brown Street and Sanden Boulevard (ZC2020-06). A vote was taken and motion passed 5-1 with Mayor Hogue voting against and Councilman Dahl absent.

- 2. Consider, and act upon, authorizing the City Manager to sign a Development Agreement, between the City of Wylie and Browngate Land Investment, LLC regarding the use of building materials for the development of a mixed-use planned development generally located at the northeast corner of Brown Street and Sanden Boulevard. (J. Haskins, Planning Manager)**

Staff Comments

Planning Manager Haskins addressed Council stating that this is the Development Agreement for the recently approved zoning, which states the developer of both Tracts 1 and 2 will voluntarily abide by the building standards of the City of Wylie Zoning Ordinance. Haskins reported the Development Agreement carries with the land.

Council Action

A motion was made by Councilman Porter, seconded by Councilman Duke, to approve authorizing the City Manager to sign a Development Agreement, between the City of Wylie and Browngate Land Investment, LLC regarding the use of building materials for the development of a mixed-use planned development generally located at the northeast corner of Brown Street and Sanden Boulevard. A vote was taken and motion passed 6-0 with Councilman Dahl absent.

3. **Consider, and act upon, the acceptance of the resignation of Kevin Smith and appointment of _____ as a new Alternate to the City of Wylie Zoning Board of Adjustment to fill the term of July 1, 2020 to June 30, 2022.** (*S. Storm, City Secretary*)

Staff Comments

City Secretary Storm addressed Council stating Council approved Kevin Smith as an Alternate for the Wylie Zoning Board of Adjustment in June 2020. Staff reviewed the qualified applicants who showed interest in serving on the Zoning Board of Adjustment and was not placed on another board. Mr. Kiser was the only applicant that met that criteria.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Duke, to approve the acceptance of the resignation of Kevin Smith and appointment of Lance Kiser as a new Alternate to the City of Wylie Zoning Board of Adjustment to fill the term of July 2020 to June 30, 2022. A vote was taken and motion passed 6-0 with Councilman Dahl absent.

Councilman Porter announced he had completed a Conflict of Interest form and was stepping out of the Council Chambers for the discussion on Item 4 due to he works for Texas Health Resources. Councilman Porter stepped out of the Council Chambers during the discussion and vote at 6:11 p.m.

4. **Consider, and act upon, a proposal from Aetna for FY 2021 medical, dental, and prescription drug coverage under our current broker, the Wylie Insurance Agency and allow City Manager to execute necessary documents.** (*L. Yanez, Human Resources Director*)

Staff Comments

City Manager Holsted addressed Council stating Aetna submitted their final that allows no premium increase for FY 2021 on its current plan and has offered incentives to the City if the City offers the Texas Health Aetna (THA) plan as an option to City employees. If offered, the City will receive a one-time 5% premium reduction of the annual rate for FY 2021 and a 25% credit of two months of premiums in the current FY 2020 year. Staff is recommending approval.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Duke, to accept a proposal from Aetna for FY 2021 medical, dental, and prescription drug coverage under our current broker, the Wylie Insurance Agency and allow City Manager to execute necessary documents. A vote was taken and motion passed 5-0 with Councilman Porter abstaining (Conflict of Interest form on file) and Councilman Dahl absent.

Councilman Porter returned to the meeting at 6:14 p.m.

Mayor Hogue convened the Council into Work Session at 6:14 p.m.

WORK SESSION

- **Water/Sewer Rate Study/Presentation from NewGen Strategies & Solutions, LLC.** (*M. Beard, Finance Director*)

Michael Sommerdorf, representing NewGen Strategies, presented the final updates to the Water and Wastewater Rate study, which included: current study considerations with key considerations on water and wastewater wholesale costs, customer growth forecast, and estimated long-term capital needs; projected rate performance addressing current water and wastewater rates, combined utility performance under projected rates, community rate comparisons, and residential and commercial comparisons.

Sommerdorf answered questions from Council. Holsted reported the rates proposed tonight will be brought to Council for approval at a future meeting.

- **Budget Work Session.** (*C. Holsted, City Manager*)

City Manager Holsted addressed Council regarding the FY 2020/21 proposed budget stating the budget presented this is evening is an estimate based on no new revenue tax rate. Holsted requested Council feedback on the specific items so that decisions can be made at the July 28 meeting to meet budget deadlines. Holsted reviewed the revised budget calendar and presented the following information: General Fund summary, General Fund personnel, non-personnel, and vehicle budget recommendations; General Fund projected revenues over expenditures; General Fund estimated fund balance with original sales tax projections and with adjusted sales tax projections; Utility Fund summary; Utility Fund recommended additions to budget and fund balance items; 4B Sales Tax Fund summary; Fire Development Fund summary; and Hotel Occupancy Tax Fund summary. Holsted and staff answered questions from Council regarding the proposed FY 2020/21 budget.

Holsted asked if Council was comfortable with the new proposed sales tax numbers or if they prefer using the original numbers. Consensus of Council was that they were comfortable with utilizing the new sales tax numbers presented.

During the presentation, Holsted reviewed the following General Fund personnel budget recommendations individually: reclass Benefits Specialist to HR Analyst; add five jailers; add a jailer at mid-year; add five fire-fighters for Station #4 at mid-year; reclass a Fire Captain to Battalion Chief for healthy, safety, and EMS; add a dispatcher; and add a Maintenance Worker I for signs and signals. Council gave direction to move forward with all the listed General Fund personnel budget recommendations.

During the budget work session, Mayor Hogue recessed the Council into a break at 7:34 p.m. and convened the Council back into Work Session at 7:47 p.m.

Holsted reviewed the following General Fund non-personnel budget recommendations individually: agenda management software; e-bidding and contract management software; jail book-in and management software; outdoor warning siren communication system; outdoor warning sirens; security camera system with live video monitoring; Country Club signal synchronization; signal battery backup units; intersection improvements at Highway 78 and E. Brown Street and FM 544 and McCreary Road; tables and chairs for tween area; and replace shelving in adult and children area. Council gave direction to bring back additional information at the July 28 meeting on the agenda management and e-bidding and contract management software's and to move forward with the remainder of the listed General Fund non-personnel budget recommendations.

Holsted reviewed the following General Fund vehicle budget recommendations individually: seven patrol replacement Tahoe's; a jail transport van; replace a 2004 fire suburban (Unit 102); replace a 2004 fire pickup (Unit 119); replace a 2012 fire prevention pickup (Unit 277); replace a code enforcement half-ton four-door pickup (Unit 130); and replace a parks three-quarter ton truck (Unit 318). Council gave direction to not replace the code enforcement half-ton four-door pickup (Unit 130) and to move forward with the remainder of the listed General Fund vehicle budget recommendations.

Holsted stated staff was proposing potential additional recommendations of a 2.5% public safety step increase and a 2% merit increase for general employees. Councilmen Porter and Duke and Mayor *pro tem* Forrester recommended budgeting for up to a 3% merit increase for general employees, a 2.5% step increase for public safety employees, and a one-cent tax cut to citizens. Councilwoman Arrington agreed with the merit and step increases for employees; however, with setting aside funds for Station 4 and with the uncertainties is not comfortable with the one-cent tax cut. Councilman Wallis agreed with the merit and step increases for employees; however, with the uncertainties would like to see a half-cent tax cut to be cautious. Holsted stated staff will bring back information at the July 28 meeting including an up to 3% merit (2% average) for general employees, a 2.5% step increase for public safety, and will include a one-cent, half-cent, and no tax rate reduction.

Holsted reviewed the following Utility Fund budget recommendations individually: add a Maintenance Worker II, add an AMI Analyst, add an AMI Field Specialist (reclassify Meter Tech), purchase a security system upgrade, conduct an AWIA Resilience Plan, purchase Water Pump Station backup generators, FM 2514 Waterline Relocation, construction of an 8-inch Waterline on 2nd Street, purchase a portable light tower, and replace a Wastewater vehicle (Unit 270). Councilman Porter stated he does have reservations with how the AMI Analyst and AMI Field Specialist positions are set up. Council gave direction to move forward with the remainder of the listed Utility Fund budget recommendations.

Holsted reviewed the following 4B Sales Tax Fund budget recommendation of reclassifying a Building Attendant at the Wylie Recreation Center. Council gave direction to move forward with the listed 4B Sales Tax Fund budget recommendation.

Holsted reviewed the following Hotel Occupancy Tax Fund budget recommendation of \$130,000 for Stonehaven House Phase 1 remodel. Council gave direction to not move forward with the listed Hotel Occupancy Tax Fund budget recommendation at this time, and revisit it at mid-year.

WEDC Executive Director Greiner presented the WEDC Fund summary for FY 2020/21 proposed budget.

RECONVENE INTO REGULAR SESSION


Mayor Hogue convened the Council into Regular Session at 10:04 p.m.

READING OF ORDINANCE

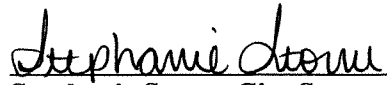
City Secretary Storm read the caption to Ordinance No. 2020-39 into the official record.

ADJOURNMENT

A motion was made by Councilman Duke, seconded by Councilman Porter, to adjourn the meeting at 10:06 p.m. A vote was taken and motion passed 6-0 with Councilman Dahl absent.


Eric Hogue, Mayor

ATTEST:


Stephanie Storm, City Secretary

