



Wylie City Council

Minutes

Regular Meeting

July 23, 2019 – 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, Councilman Timothy T. Wallis (6:02), and Councilman David Dahl.

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

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Hogue gave the invocation and Councilwoman Arrington led the Pledge of Allegiance.

Councilman Wallis took his seat at the dais.

PRESENTATIONS

- **Wylie PD Promotional Badge Pinning**

Police Chief Henderson administered the Texas Oath of Honor to newly appointed Lieutenant Randy Hooker. Lieutenant Hooker was pinned by his wife.

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.

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 July 9, 2019 Regular Meeting, July 9, 2019 Work Session and July 11, 2019 Special Called Work Session of the Wylie City Council.** *(S. Storm, City Secretary)*
- B. **Consider, and act upon, a vendor application for the Fall Fire Classic Softball Tournament event to be held at Founders Park on October 27, 2019.** *(R. Diaz, Parks & Recreation Director)*
- C. **Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for June 30, 2019.** *(M. Beard, Finance Director)*
- D. **Consider, and place on file, the City of Wylie Monthly Investment Report for June 30, 2019.** *(M. Beard, Finance Director)*
- E. **Consider, and act upon, granting an extension of time for the FY 2019-20 proposed budget filing with the City Secretary from August 5, 2019 to August 9, 2019 per the Home Rule Charter; Article VII, Section 2.** *(M. Beard, Finance Director)*
- F. **Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of June 30, 2019.** *(S. Satterwhite, WEDC Director)*

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilwoman Arrington, to approve the Consent Agenda as presented. A vote was taken and motion passed 7-0.

REGULAR AGENDA

- 1. **Hold a Public Hearing and consider, and act upon, a change of zoning from Neighborhood Services (NS) to Planned Development (PD-NS), to allow for a Contractor's Maintenance Yard use on 1.89 acres, located at 634 North Ballard. ZC 2019-09** *(J. Haskins, Planning Manager)*

Staff Comments

Planning Manager Haskins addressed Council stating the applicant is requesting to rezone one lot of approximately 1.89 acres located at 634 North Ballard Street. In May Council requested the applicant reapply for zoning under a Planned Development (PD) citing concerns about the other potential uses allowed in Commercial Corridor (CC) should the applicant sell the property. The development standards of the proposed PD allow for Wholesale Contractor's Maintenance Yard as an allowed use within the Neighborhood Services (NS) zoning district on the subject property. The conditions of this PD require the zoning to revert to the baseline NS zoning if the existing telecommunications engineering firm ceases to own or occupy the subject property. Additionally, as part of the development standards, the applicant will also be required to screen the outside storage areas from adjacent residential properties and streets, and parking space for this development will be at a ratio of one space for every 500 square feet of main building area.

Public Hearing

Mayor Hogue opened the public hearing on ZC2019-09 at 6:10 p.m. asking anyone present wishing to address Council to come forward.

No citizens were present wishing to address Council.

Mayor Hogue closed the public hearing at 6:10 p.m.

Council Action

A motion was made by Councilman Porter seconded by Councilwoman Arrington, to recommend approval regarding a change of zoning from Neighborhood Services (NS) to Planned Development (PD-NS), to allow for a Wholesale Contractor's Maintenance Yard use on 1.89 acres, located at 634 North Ballard ZC 2019-09. A vote was taken and motion passed 7-0.

- 2. Consider, and act upon, authorizing the City Manager to execute all documents to pay for an environmental cleanup located in the area of Steel Road and Decker Drive in the amount of \$50,264. (B. Parker, Asst. City Manager)**

Staff Comments

Assistant City Manager Parker addressed Council stating he received an update from the cleanup company, and the insurance company has authorized them to proceed with the final cleanup and will pay for it entirely; there will no cost to the City.

Parker requested direction from Council for potential future events, if the originator cannot fund the cleanup. Direction from Council was to recoup the money spent by the City.

Council Action

No action was taken by Council on this item.

- 3. Consider, and act upon, accepting a donation to the City in the amount of \$7,829.00 from the Friends of the Smith Public Library to the Rita and Truett Smith Public Library. (R. Orozco, Library Director)**

Staff Comments

Library Director Orozco addressed Council stating the Friends of the Smith Public Library would like to donate funds to the City to assist with the library's computer lab.

Council Action

A motion was made by Councilman Porter seconded by Councilman Dahl, to recommend accepting a donation to the City in the amount of \$7,829 from the Friends of the Smith Public Library to the Rita and Truett Smith Public Library. A vote was taken and motion passed 7-0.

- 4. Consider, and act upon, Ordinance No. 2019-17 amending Ordinance No. 2018-24 (2018-2019 Budget) for proposed budget amendments for fiscal year 2018-2019; providing for repealing, savings and severability clauses; and providing an effective date of this ordinance. (M. Beard, Finance Director)**

Staff Comments

Finance Director Beard addressed Council stating staff is requesting to amend the fiscal year 2018-2019 budget for the donation approved in Item 3. The revenue will be credited to the General Fund and the expense will be allocated to the library to spend the funds. It is a neutral effect to the budget.

Council Action

A motion was made by Mayor *pro tem* Forrester seconded by Councilman Wallis, to approve Ordinance No. 2019-17 amending Ordinance No. 2018-24 (2018-2019 Budget) for proposed budget amendments for

fiscal year 2018-2019; providing for repealing, savings and severability clauses; and providing an effective date of this ordinance. A vote was taken and motion passed 7-0.

Mayor Hogue convened the Council into Executive Session at 6:20 p.m.

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:

SECTION 551.087. DISCUSSING CERTAIN ECONOMIC DEVELOPMENT MATTERS. 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 2019-6a, 2019-6b, and 2019-7a.**

SECTION 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 property located near Highway 78 and Cooper Drive.**

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Hogue reconvened into Open Session at 7:01 p.m.

Council Action

A motion was made by Councilman Porter seconded by Councilman Duke, to authorize the Wylie EDC to formalize negotiations with Project 2019-6a via the development and approval of a Performance Agreement outlining the provision of incentives designed to secure new investment and create new primary jobs as presented in Executive Session, specific details not provided at this time as negotiations continue for final agreement. A vote was taken and motion passed 7-0.

Council Action

A motion was made by Mayor *pro tem* Forrester seconded by Councilman Wallis, to authorize the Wylie Economic Development Corporation to enter into Performance Agreement with SAF Holland for the funding of a job training program in an amount not to exceed \$11,500 as presented in Executive Session. A vote was taken and motion passed 7-0.

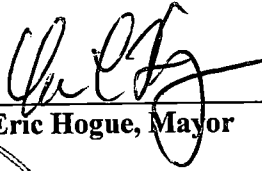
READING OF ORDINANCE

Title and caption approved by Council as required by Wylie City Charter, Article III, Section 13-D.

City Secretary Storm read the caption to Ordinance No. 2019-17 into the official record.

ADJOURNMENT

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Duke, to adjourn the meeting at 7:03 p.m. A vote was taken and the motion passed 7-0.


Eric Hogue, Mayor

ATTEST:


Stephanie Storm, City Secretary

