



# Wylie City Council

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## Minutes

### Regular Meeting

July 28, 2020 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

#### **CALL TO ORDER**

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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, Councilwoman Candy Arrington, Councilman Timothy T. Wallis and Councilman David Dahl. Mayor *pro tem* Jeff Forrester arrived at 6:04 p.m.

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 Tim Porter; Building Official Bret McCullough; Project Engineer Wes Lawson; Library Director Ofilia Barrera; City Attorney Richard Abernathy; City Secretary Stephanie Storm, and various support staff.

#### **INVOCATION & PLEDGE OF ALLEGIANCE**

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Mayor Hogue led a moment of silence in remembrance of Congressman John Lewis and led the Pledge of Allegiance.

#### **CITIZEN COMMENTS ON NON-AGENDA ITEMS**

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There were no citizens present wishing to address Council.

Mayor *pro tem* Jeff Forrester took his seat at the dais at 6:04 p.m.

#### **CONSENT AGENDA**

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*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 14, 2020 Regular Meeting and Work Session of the Wylie City Council. (S. Storm, City Secretary)**

- B. Consider, and act upon, granting an extension of time for the FY 2020-21 proposed budget filing with the City Secretary from August 5, 2020 to August 7, 2020 per the Home Rule Charter; Article VII, Section 2. *(M. Beard, Finance Director)*
- C. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of June 30, 2020. *(J. Greiner, WEDC Director)*
- D. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for June 30, 2020. *(M. Beard, Finance Director)*
- E. Consider, and place on file, the City of Wylie Monthly Investment Report for June 30, 2020. *(M. Beard, Finance Director)*
- F. Consider, and act upon, the award of bid #W2020-33-B for High Friction Surface Treatment for McMillen Road to Gibson & Associates Inc. in the amount of \$60,935.00, and authorizing the City Manager to execute any and all necessary documents. *(G. Hayes, Purchasing Manager)*
- G. Consider, and act upon, the approval of Wylie Agreement #W2020-96-I for the purchase of decontamination equipment from AeroClave, LLC in the amount of \$123,383.00 through GSA Disaster Purchasing Program Contract #47QSWA18D005A, and authorizing the City Manager to execute any necessary documents. *(G. Hayes, Purchasing Manager)*
- H. Consider, and act upon, Resolution No. 2020-33(R) of the City Council of the City of Wylie, Texas, approving the purchase of Neptune® Water Meters and Parts as a sole source from Core & Main LP, and authorizing the City Manager to execute any and all necessary documents. *(G. Hayes, Purchasing Manager)*
- I. Consider, and act upon, Resolution No. 2020-34(R) authorizing the City Manager to execute a Real Estate Sales Contract with Mintrex LLC, for 0.2240 acres located on Steel Road. *(C. Holsted, City Manager)*

**Council Action**

A motion was made by Councilman Duke, seconded by Councilman Dahl, to approve the Consent Agenda as presented. A vote was taken and motion passed 7-0.

Mayor Hogue convened the Council into Work Session at 6:05 p.m.

**WORK SESSION**

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

City Manager Holsted addressed Council stating that Council was given eight draft propositions to review a couple of weeks ago. The City Attorney's office has reviewed and given recommendations. They would need to be Ordered at the next Council meeting. Holsted stated Charter amendments may only be amended every two years. Attorney Richard Abernathy was present for questions.

Councilman Porter questioned the section in the Charter regarding the procedure for filling a Council vacancy. Abernathy gave Council a few options, which included the option to appoint a member if less than a year is left on the term or to require a special election to fill the vacancy. Consensus from Council was to proceed with requiring a special election to fill a vacancy.

Council gave direction to move forward with the proposed propositions.

Mayor Hogue convened the Council into Executive Session at 6:17 p.m.

### **EXECUTIVE SESSION**

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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. 551.072. 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.

- **Properties adjacent to McMillen Rd. between McCreary Rd. and Country Club Rd., Ann Dr. at Ballard Ave., and Ballard Elevated Tank.**

### **RECONVENE INTO REGULAR SESSION**

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Mayor Hogue convened the Council into Regular Session at 7:24 p.m.

### **REGULAR AGENDA**

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1. **Consider authorizing the City Manager to sign an Annexation Services Agreement pending Annexation between the City of Wylie and Wylie PDV LP, to provide for public safety, waste management, and utility services to be provided for property located at 2715 and 2730 Sachse Road.**  
*(J. Haskins, Planning Manager)*

#### **Staff Comments**

Planning Manager Haskins addressed Council stating that this item is an Annexation Services Agreement, which is attached to the Development Agreement presented in June for the property added to the Dominion of Pleasant Valley. The service agreement must be done before the annexation agreement in order for the services to be provided immediately.

#### **Council Action**

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Dahl, to approve an Annexation Services Agreement pending Annexation between the City of Wylie and Wylie PDV LP, to provide for public safety, waste management, and utility services to be provided for property located at 2715 and 2730 Sachse Road. A vote was taken and the motion passed 7-0.

2. **Hold a Public Hearing, consider, and act upon, Ordinance No. 2020-40 authorizing the annexation of two tracts of land totaling 15.880 acres situated in the Guadalupe De Los Santos Survey, being part of Tract 1 and all of Tract 1.1, located at 2715 and 2730 Sachse Road (A2020-02).** *(J. Haskins, Planning Manager)*

### **Staff Comments**

Planning Manager Haskins addressed Council stating that this is the annexation for the previous item.

### **Public Hearing**

Mayor Hogue opened the public hearing on Item 2 at 7:28 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 7:28 p.m.

### **Council Action**

A motion was made by Councilman Porter, seconded by Mayor *pro tem* Forrester, to approve Ordinance No. 2020-40 authorizing the annexation of two tracts of land totaling 15.880 acres situated in the Guadalupe De Los Santos Survey, being part of Tract 1 and all of Tract 1.1, located at 2715 and 2730 Sachse Road (A2020-02). A vote was taken and the motion passed 7-0.

- 3. Consider, and act upon, a request for funding for not-for-profit organizations impacted by COVID-19. (R. Ollie, Asst. City Manager)**

### **Staff Comments**

Assistant City Manager Ollie addressed Council stating that at the June 9 meeting Council gave direction to allow not-for-profit organizations to submit applications for funding under the CARES Act. Five applications were received which are included in the packet: Amazing Grace Food Pantry, Society of Saint Vincent de Paul – St. Anthony Conference, Wylie Acting Group, First Baptist Church Wylie, and Wylie Chamber of Commerce.

### **Applicant Comments**

Karen Ellis and James Watts, representing Amazing Grace Food Pantry, addressed Council stating they have assisted 554 new families since March, have distributed 1.1 million pounds of food since January 1<sup>st</sup>, and are currently serving 1,331 families. Watts stated they are requesting \$31,000 in assistance and intend to use the funds to demolish the old house, install new a concrete drive and parking, and add a new storage shed. Mayor *pro tem* clarified that these funds would benefit the capital improvements needed by the organization so that the donations given would go directly for food purchases.

Ronni Fetzer, representing Society of Saint Vincent de Paul, addressed Council stating in May they gave out about \$6,500, in June they gave out about \$13,000, and they estimate July to be about \$11,000. Fetzer stated they are out of money, but not out of requests. Fetzer stated they are requesting \$20,000 and the intended use is exclusively to assist with their financial needs to avoid eviction and shutoffs.

Kris Segrest, Jon Bailey, Derek Smits, and Robert Watson, representing First Baptist Church Wylie, addressed Council stating they have provided 78,000 meals the last 20 weeks in the community. Bailey stated they are requesting \$200,000 in assistance and intend on using the funds to continue feeding and bring financial assistance to families and individuals. Mayor Hogue recognized all the help FBC has given to the community especially during the hailstorm.

Ed Sustala, representing Wylie Acting Group, addressed Council stating their purpose is to educate and enrich lives of children and families through the magic of community theatre. Students from WAG performed a mock presentation for Council. Sustala stated they are requesting \$20,000 in assistance and intend to use the funds to cover operating costs during the time they have been closed or partially closed.

Mike Agnew, representing Wylie Chamber of Commerce, addressed Council stating they have 455 business members and their purpose is to connect business to business and business to community in Wylie. Agnew stated they are requesting \$5,000 in assistance and the intended use of funds is to cover operations. Councilwoman Arrington and Mayor Pro Tem Forrester expressed concern that they were not asking for enough money to help with their losses. City Manager Holsted clarified that the amount to be donated will be determined by Council.

### Council Comments

Councilwoman Arrington stated that all of the applicants have proven their worth to the City. She suggested there be a more equitable distribution. She recommended that FBC get \$150,000; St. Vincent - \$50,000; Wylie Chamber - \$50,000; WAG - \$20,000; and Amazing Grace - \$31,000. Lon Ricker addressed Council stating that some not-for-profits have not applied yet as they were under the understanding that they had until the end of the fiscal year to apply. Councilman Wallis asked if there could be confusion for the applicants as to the deadline for the application. Ollie stated there could have been some confusion. Holsted stated it would be a Council decision if they would like to hold funds back for future applicants. Councilman Dahl expressed that the goal was for the money to be put to work. Councilman Duke expressed that the money be dispersed to the applicants at hand as requested. Councilman Porter expressed that WAG and Amazing Grace be granted the money requested; the Chamber - \$25,000; St. Vincent - \$30,000; and FBC - \$100,000 which comes to \$206,000 and this allows money to be dispersed to other applicants or reassign to current applicants. Wallis, Arrington, and Dahl agreed with Porter in dispersing the suggested money now and allow possible future applicants to receive funds as well.

### Council Action

A motion was made by Councilman Porter, seconded by Mayor *pro tem* Forrester, to approve funding for funding for not-for-profit organizations impacted by COVID-19 in the amount of \$31,000 to Amazing Grace Food Pantry; \$20,000 to Wylie Acting Group; \$25,000 to the Wylie Chamber of Commerce; \$30,000 to Society of Saint Vincent de Paul – St. Anthony Conference; and \$100,000 to First Baptist Church Wylie. A vote was taken and the motion passed 7-0.

- 4. Consider, and act upon, Ordinance No. 2020-41 amending Ordinance Nos. 2020-24, 2020-25, 2020-26, 2020-29, 2020-31, 2020-35, and 2020-38 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)**

### Staff Comments

City Manager Holsted addressed Council stating the current Declaration is set to expire soon. Should the Council choose to extend the Declaration until September 8, it would allow flexibility in purchasing prior to the deadline.

### Council Action

A motion was made by Mayor *pro tem* Forrester and seconded by Councilman Porter, to approve Ordinance No. 2020-41 amending Ordinance Nos. 2020-24, 2020-25, 2020-26, 2020-29, 2020-31, 2020-35, and 2020-38 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.

- 5. Consider, and act upon, Ordinance No. 2020-42 amending Wylie’s Code of Ordinances, Ordinance No. 2005-07, as amended, Appendix C (Wylie Comprehensive Fee Schedule), Section I (Water and Sewer Fees), Subsection B (Water Rates), and Subsection C (Sewage Collection and Treatment Rates). (M. Beard, Finance Director)**

### **Staff Comments**

Finance Director Beard addressed Council stating that on July 14, 2020, Council held a work session to discuss the final version of the Water and Sewer Rate Study prepared by NewGen Strategies & Solutions. The study incorporates the Water and Sewer Capital Improvements Plan (CIP) for the next five years, outstanding debt service, the estimated wholesale water rate increases from the North Texas Municipal Water District, the transfer to the General Fund, and future utility fund staffing needs. This study also incorporated the cash contribution of \$4 million for the Advanced Metering Infrastructure project as well as the \$3.3 million that is being financed over a 10-year period at a 2.1% interest rate.

Beard stated at Council's request, scenarios were evaluated to better balance revenue recovery between customer classes. As a result, commercial volumetric wastewater rates were increased from \$3.25 per 1,000 gallons to \$5.50 per 1,000 gallons. Other class rates for 2021 will increase 4% for water and 2.75% for wastewater. Years 2022-25 for water will increase 7.25%, 7%, 6%, and 5.85%. Wastewater rates will continue to increase at 2.75% through 2023, followed by a 1.5% increase in 2024 and 2025. Beard stated this rate model maintains the required 90 days of operating reserve.

### **Council Action**

A motion was made by Mayor *pro tem* Forrester and seconded by Councilman Dahl to approve Ordinance No. 2020-42 amending Wylie's Code of Ordinances, Ordinance No. 2005-07, as amended, Appendix C (Wylie Comprehensive Fee Schedule), Section I (Water and Sewer Fees), Subsection B (Water Rates), and Subsection C (Sewage Collection and Treatment Rates). A vote was taken and the motion passed 7-0.

Mayor Hogue convened the Council into a break at 8:35 p.m.

Mayor Hogue convened the Council into Work Session at 8:42 p.m.

### **WORK SESSION**

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

City Manager Holsted addressed Council and expressed his gratitude for the direction given on the budget. Councilman Porter expressed his gratitude as well on how the budget items were presented this year.

Holsted reported per Council direction, additional information on the Agenda Management System software as well as the E-Bidding software was provided to Council. Council gave direction to proceed with both systems.

Holsted stated currently it is at \$67.5 thousand per million for a bond issue for Fire Station 4 and staff is looking at a potential refunding of a 2010 series issue that would save about \$95,000 per year. The proposal would be to do the refunding and the issue for Station 4 at the same time. For a \$7 million issue on Station 4, the payment would be \$472,500 which is less than previously discussed. Beard stated combining them would save \$40,000 - \$50,000 on issuance cost.

Holsted asked for direction in regards to the tax rate. On an average home value of \$277,000 a ½ cent reduction would be a savings of \$13.85 per year on City taxes to the home owner and a one cent reduction would reflect a \$27.70 savings per year.

Mayor Hogue stated his opinion is that the tax rate does not need to be lowered for things that are coming up and would rather use the money before going into debt for more money. Mayor *pro tem* Forrester and Councilmen Porter, Wallis, and Duke gave direction of effective tax rate minus one cent. Councilwoman Arrington and Councilman Dahl gave direction for no change. Direction from Council, 4-3, was for a reduction of one cent from the effective tax rate.

Holsted answered questions from Council regarding carry forward items from FY 2019-20.

**RECONVENE INTO REGULAR SESSION**

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Mayor Hogue convened the Council into Regular Session at 8:59 p.m.

**READING OF ORDINANCES**

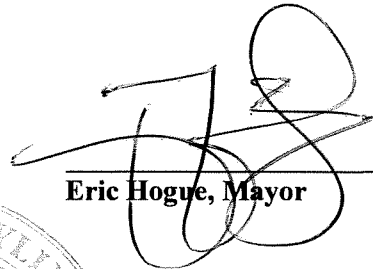
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City Secretary Storm read the caption to Ordinance Nos. 2020-40, 2020-41, and 2020-42 into the official record.

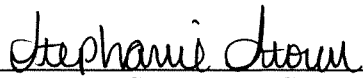
**ADJOURNMENT**

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A motion was made by Councilman Duke, seconded by Councilman Porter, to adjourn the meeting at 9:01 p.m. A vote was taken and motion passed 7-0.

  
Eric Hogue, Mayor

ATTEST:

  
Stephanie Storm, City Secretary

