



Wylie City Council

NOTICE OF MEETING

Regular Meeting Agenda

August 25, 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

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 August 11, 2020 Regular Meeting and Work Session of the Wylie City Council. (S. Storm, City Secretary)**
- B. Consider, and act upon, a preliminary plat for Brakes Plus Wylie, establishing two commercial lots on 6.024 acres, generally located at the northwest corner of FM 544 and Westgate Way. (J. Haskins, Planning Manager)**
- C. Consider, and act upon, a Preliminary Plat for Kreymer East Phase 2, establishing 144 residential and one open space lots on 43.089 acres, generally located on WA Allen Blvd. and Glen Eagle Drive. (J. Haskins, Planning Manager)**
- D. Consider, and act upon, a Final Plat for Brown and Burns Addition, being a replat of Lots 38A and 38B, Block 7, establishing one residential lot on 0.45 acres, located at 307 N. Jackson Avenue. (J. Haskins, Planning Manager)**
- E. Consider, and act upon, a Final Plat for Aldi Wylie Addition, being a replat of Lot 2 Block A, establishing two commercial lots on 2.1891 acres, located at 3461 FM 544. (J. Haskins, Planning Manager)**
- F. Consider, and act upon, Ordinance No. 2020-43 to a change of zoning from Single Family 10-District (SF-10/24) to Planned Development (PD), to allow for a mixed-use townhome community on 6.55 acres, generally located at the northeast corner of Brown St. and Sanden Blvd. (ZC 2020-06) (J. Haskins, Planning Manager)**
- G. Consider, and act upon, Resolution No. 2020-44(R) of the City Council of the City of Wylie, Texas adopting the Texas Coalition of Affordable Power, Inc. (TCAP) professional services agreement and the Commercial Electrical Service Agreement (CESA) for power to be provided on and after January 1, 2023. (B. Parker, Asst. City Manager)**
- H. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of July 31, 2020. (J. Greiner, WEDC Director)**
- I. Consider, and act upon, Resolution No. 2020-45(R) of the City Council of the City of Wylie, Texas, authorizing the City Manager of the City of Wylie, Texas, or His Designee, to execute an Interlocal Agreement between the Wylie Northeast Special Utility District and the City of Wylie to provide for the operation and maintenance of Fixed Base Meter Reading Antennas, and to take any and all other actions necessary to effectuate the same; and providing for an effective date hereof. (T. Porter, Public Works Director)**
- J. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for July 31, 2020 (M. Beard, Finance Director)**
- K. Consider, and place on file, the City of Wylie Monthly Investment Report for July 31, 2020 (M. Beard, Finance Director)**

- L. **Consider, and act upon, Resolution No. 2020-46(R) authorizing the City Manager to execute an Interlocal Cooperation Agreement with Rockwall County, Texas for Fire Protection and EMS Services.** *(B. Blythe, Fire Chief)*
- M. **Consider, and act upon, Resolution No. 2020-47(R) authorizing the City Manager to execute an Interlocal Cooperation Agreement with the Town of St. Paul, Texas for Fire Protection and EMS Services in accordance with St. Paul Resolution #20-7-13.** *(B. Blythe, Fire Chief)*
- N. **Consider, and act upon, the award of a professional services project order (PSPO) #W2020-94-E for the Wylie Wastewater Treatment Plant Decommission to Freese and Nichols, Inc. in the amount of \$56,840.00 and authorizing the City Manager to execute any necessary documents.** *(G. Hayes, Purchasing Manager)*
- O. **Consider, and act upon, the award of a professional services project order (PSPO) #W2020-51-E for Eubanks Road Widening Right of Way Services to Halff Associates, Inc. in the amount of \$53,000.00 and authorizing the City Manager to execute any necessary documents.** *(G. Hayes, Purchasing Manager)*
- P. **Consider, and act upon, the approval of the purchase of Cummins® Generators (W2020-92-I) from Cummins Southern Plains, LLC in the amount of \$57,910.00 through a cooperative purchasing contract with Sourcewell and authorizing the City Manager to execute any necessary documents.** *(G. Hayes, Purchasing Manager)*
- Q. **Consider, and act upon, Resolution No. 2020-48(R) approving the adoption of ExpressVote Universal Voting System, EVS 6.0.2.0, that was approved by the Rockwall County Commissioner's Courts for use by all entities who contract elections through Rockwall County.** *(S. Storm, City Secretary)*

REGULAR AGENDA

- 1. **Consider, and act upon, authorizing the City Manager to sign a Development Agreement, between the City of Wylie and Stone Street Properties regarding the use of building materials for property located at 7940 E Parker 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 rezoning of property located at 7940 E Parker Road. The zoning case, 2020-07, is on this agenda for consideration.

- 2. **Hold a Public Hearing, consider, and act upon, a change of zoning from Agricultural District (AG/30) to Commercial Corridor (CC), to allow for commercial uses on 1.364 acres located at 7940 E Parker Road.** *(J. Haskins, Planning Manager)*

Executive Summary

The applicant is requesting to rezone 1.364 acres located on Parker Road approximately 250' east from the intersection with Elaine Drive.

- 3. **Hold a Public Hearing, consider, and act upon, Ordinance No. 2020-44 adopting a budget for all city funds, including the Wylie Economic Development Corporation (4A) and the Wylie Parks and Recreation Facilities Development Corporation (4B) and appropriating resources for Fiscal Year 2020-2021 beginning October 1, 2020 and ending September 30, 2021.** *(M. Beard, Finance Director)*

Executive Summary

The tax rate proposed for the FY 2020-2021 budget is .671979 per \$100 assessed valuation which is one cent below the No New Revenue Rate.

The Fund Summary included shows appropriable funds of \$107,175,115 which represents all operating funds, debt service funds and capital funds. This total also includes the budgets for the Wylie Economic Development Corporation (4A) and the Wylie Parks and Recreation Facilities Development Corporation (4B).

- 4. Consider, and act upon, approving the property tax revenue increase reflected in the budget.** *(M. Beard, Finance Director)*

Executive Summary

The tax rate needed to support the newly adopted FY 2020-2021 Budget is .671979 per \$100 assessed valuation. This tax rate is one cent below the No New Revenue Tax Rate and represents a decrease of \$.016475 (1.6475 cents) from the tax rate of FY 2019-2020. This agenda item is required by state law because there will be an increase in the TOTAL TAX REVENUE the City receives due to new property that was added to the tax roll and an increase in the total property assessed valuation. Section 102.007 of Texas Local Government Code and passage of HB 3195 requires the governing body to hold a separate vote to ratify the increase in property tax revenue that is reflected in the budget.

- 5. Hold a Public Hearing on the proposed tax rate of \$0.671979 per \$100 assessed valuation for fiscal year 2020-2021 and provide all interested persons an opportunity to be heard, either for or against the tax rate.** *(M. Beard, Finance Director)*

Executive Summary

All interested persons shall be given an opportunity to be heard, either for or against the proposed tax rate. After the public hearing, Council will need to approve the M&O tax rate and the I&S tax rate separately, adopting the Ordinance that will fix the property tax rate/levy of \$0.671979 per \$100 assessed valuation for the fiscal year 2020-2021.

- 6. Consider, and act upon, Ordinance No. 2020-45 fixing the M&O tax rate/levy for the Tax Year 2020 and Budget Year 2020-2021 at \$0.512180 per \$100 assessed valuation.** *(M. Beard, Finance Director)*

Executive Summary

The tax rate needed to fund the FY 2020-2021 budget is \$0.671979 per \$100 of assessed valuation. The tax rate has two components: \$0.512180 per \$100 valuation is allocated for operations and maintenance and \$0.159799 per \$100 valuation is allocated to fund the General Debt Service Fund. Texas Property Tax Code Section 26.05(a)(1) requires that each of these components be approved separately. The proposed M&O rate of \$0.512180 will generate a General Fund levy of \$26,932,239.

- 7. Consider, and act upon, Ordinance No. 2020-45 fixing the I&S tax rate/levy for the Tax Year 2020 and Budget Year 2020-2021 at \$0.159799 per \$100 assessed valuation.** *(M. Beard, Finance Director)*

Executive Summary

The tax rate needed to fund the FY 2020-2021 budget is \$0.671979 per \$100 of assessed valuation. The tax rate has two components: \$0.512180 per \$100 valuation is allocated for operations and maintenance and \$0.159799 per \$100 valuation is allocated to the General Debt Service Fund. Texas Property Tax Code Section 26.05(a)(1) requires that each of these components be approved separately. The proposed I&S rate of \$0.159799 will generate a debt service levy of \$8,417,673.

RECESS CITY COUNCIL

CALL TO ORDER THE WYLIE PARKS & RECREATION FACILITIES DEVELOPMENT CORPORATION (4B)

- 1.(4B) **Consider, and act upon, approval of the Minutes from the September 10, 2019 Special Called Meeting of the Wylie Parks and Recreation Facilities Development Corporation (4B).** (*S. Storm, City Secretary*)
- 2.(4B) **Consider, and act upon, the appointment and/or reappointment of the Wylie Parks and Recreation Facilities Development Corporation (4B) Officers and appoint a Chair and Vice Chairman from its board members for a term beginning January 1, 2021 and ending December 31, 2022.** (*S. Storm, City Secretary*)
- 3.(4B) **Consider, and act upon, approval of the FY 2020-2021 4B Budget and authorize expenditures for the FY 2020-2021 Community Services Facilities Capital Improvement Plan.** (*M. Beard, Finance Director*)

ADJOURN 4B BOARD

RECONVENE INTO OPEN SESSION OF THE WYLIE CITY COUNCIL

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 2018-9b, 2018-10c, 2020-4a and 2020-7a.**

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: Cooper & FM 544; Sanden & FM 544; and State Highway 78 & Brown.**

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

WORK SESSION

- **Discuss future development of the Brown and Stonehaven Houses.** (*R. Diaz, Parks & Recreation Director*)
- **Discussion Regarding Project Update on the Intersection Improvements to FM 544 and Country Club Road.** (*T. Porter, Public Works Director*)

RECONVENE INTO REGULAR SESSION

READING OF ORDINANCES

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

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on August 21, 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. This agenda is also posted on the City of Wylie website: www.wylietexas.gov.

Stephanie Storm, City Secretary

Date Notice Removed