



# Wylie City Council

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## NOTICE OF MEETING

### Regular Meeting Agenda

**September 10, 2019 – 6:00 pm**  
**Wylie Municipal Complex**  
**Council Chambers**  
**300 Country Club Road, Building #100**  
**Wylie, Texas 75098**

<b>Eric Hogue</b> .....	Mayor
<b>David R. Duke</b> .....	Place 1
<b>Matthew Porter</b> .....	Place 2
<b>Jeff Forrester</b> .....	Mayor Pro Tem
<b>Candy Arrington</b> .....	Place 4
<b>Timothy T. Wallis, DVM</b> .....	Place 5
<b>David Dahl</b> .....	Place 6
<b>Chris Holsted</b> .....	City Manager
<b>Richard Abernathy</b> .....	City Attorney
<b>Stephanie Storm</b> .....	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](http://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](http://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

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*Announce the presence of a Quorum*

#### INVOCATION & PLEDGE OF ALLEGIANCE

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#### PRESENTATIONS

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- **Blackland Prairie Chapter, National Society Daughters of the American Revolution, Constitution Week - September 17 - 23, 2019.**

## CITIZENS COMMENTS ON NON-AGENDA ITEMS

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*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

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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 the August 27, 2019 Regular Meeting of the Wylie City Council.** *(S. Storm, City Secretary)*
- B. Consider, and act upon, a vendor application for the Wylie P.O.L.I.C.E. Club for a fundraiser event at Founders Park on November 9, 2019.** *(R. Diaz, Parks & Recreation Director)*
- C. Consider, and act upon, Resolution No. 2019-21(R) authorizing the City Manager to execute an Interlocal Public Transit Service Agreement with the Dallas Area Rapid Transit.** *(C. Holsted, City Manager)*
- D. Consider, and act upon, a final plat of Lake Park Villas Phase 1, to allow for 72 Residential and four open space lots on 12.284 acres, generally located at the northeast corner of Troy Road and Vinson Road.** *(J. Haskins, Planning Manager)*
- E. Consider, and act upon, Ordinance No. 2019-21 amending Ordinance No. 2003-03 Subdivision Regulations Sections 2.2, 2.3, and 2.4 Procedures and Approval.** *(J. Haskins, Planning Manager)*
- F. Consider, and act upon, Ordinance No. 2019-22 to change the zoning from Agricultural (AG/30) to Single Family-10/24 (SF-10/24), to allow for 49 single-family lots on 16.481 acres, located on E. Stone Road approximately 1500' south of E. Brown Street. ZC 2019-10** *(J. Haskins, Planning Manager)*
- G. Consider, and act upon, Ordinance No. 2019-23 amending Ordinance No. 2001-48 Zoning Ordinance Article 6, Section 6.1 Planned Development Districts and Ordinance No. 2008-27 Zoning Ordinance Article 8, Section 8.1 Zoning Related Applications. ZC 2019-12** *(J. Haskins, Planning Manager)*
- H. Consider, and act upon, Resolution No. 2019-22(R) determining a public necessity to acquire certain properties for public use for rights-of-way (in fee simple), temporary construction easements and related improvements for the construction, expansion, access, repair, maintenance and replacement of McMillen Road (from approximately McCreary Road to Country Club Road (FM 1378)); giving notice of an official determination to acquire certain properties for public use for rights-of-way (in fee simple), temporary construction easements and related improvements for the construction, expansion, access, repair, maintenance and replacement of McMillen Road (from approximately McCreary Road to Country Club Road (FM 1378)); authorizing the City Manager of the City of Wylie, Texas, to establish procedures for acquiring the rights-of-way (in fee simple), temporary construction easements and related improvements offering to acquire said property rights, voluntarily from the landowners through the making of bona fide offers; appropriating funds; providing for repealing, savings and severability clauses; and providing for an effective date.** *(T. Porter, Public Works Director)*

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**REGULAR AGENDA**

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- 1. Consider, and act upon, Ordinance No. 2019-24 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). (C. Holsted, City Manager)**

**Executive Summary**

On August 8, 2017, Council held a work session to discuss the updated water and sewer rate study prepared by NewGen Strategies & Solutions, which included new cost projections for the Muddy Creek WWTP expansion. The study incorporates the water and sewer capital improvements plan (CIP), outstanding debt service, the proposed wholesale water rate increases from the North Texas Municipal Water District, the transfer to the general fund, and future utility fund staffing needs.

- 2. Consider, and act upon, Ordinance No. 2019-25 of the City of Wylie, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp, Mid-Tex Division regarding the company's 2019 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest. (C. Holsted, City Manager)**

**Executive Summary**

The City, along with 171 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.

- 3. Consider, and act upon, Ordinance No. 2019-26 amending Wylie's Code of Ordinances, Ordinance No. 2005-07, as amended, Appendix C (Wylie Comprehensive Fee Schedule), Section II (Garbage, Trash and Brush Fees), Subsection A (Residential Fee; Deposits), and Subsection B (Commercial Charges). (B. Parker, Asst. City Manager)**

**Executive Summary**

A solid waste and recycling contract renewal was approved with Community Waste Disposal (CWD) effective September 1, 2018. Section 14.02 of the contract outlines the process for rate adjustments. A rate adjustment can be requested based on the consumer price index (CPI), the price of diesel fuel as reported by the Department of Energy, and the disposal costs of the Garland, Texas landfill.

- 4. Consider, and act upon, Ordinance No. 2019-27 adopting a budget and appropriating resources for Fiscal Year 2019-2020, beginning October 1, 2019 and ending September 30, 2020. (M. Beard, Finance Director)**

**Executive Summary**

The tax rate proposed for the FY 2019-2020 budget is \$0.688454 per \$100 assessed valuation which is the effective tax rate.

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

**Executive Summary**

The tax rate needed to support the newly adopted FY 2019-2020 Budget is \$0.688454 per \$100 assessed valuation. This tax rate is the effective tax rate and represents a decrease of \$.037394 (3.7394 cents) from the tax rate in FY 2018-2019. 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 the Texas Local Government Code and Texas HB 3195 require the governing body to hold a separate vote to ratify this increase in property tax revenue that is reflected in the budget.

- 6. Consider, and act upon, Ordinance No. 2019-28 fixing the tax rate/levy for Tax Year 2019 and Budget Year 2019-2020 at 0.688454 per \$100 of assessed valuation. (M. Beard, Finance Director)**

**Executive Summary**

The tax rate needed to fund the FY 2019-2020 budget is \$0.688454 per \$100 of assessed valuation. The tax rate has two components: \$0.516225 cents is being used for operations and maintenance and \$0.172229 is being used to fund the General Debt Service Fund. This tax ordinance will generate levies of \$24,143,366 for the General Fund and \$8,055,038 for the I & S Fund. The newly adopted Fiscal Year 2019-2020 budget requires the support of this ordinance for funding.

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**RECESS CITY COUNCIL**

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

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- 1.(4B) Consider, and act upon, approval of the Minutes from the September 11, 2018 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 of the Wylie Parks and Recreation Facilities Development Corporation (4B) President and Vice-President for a term beginning January 1, 2019 and ending December 31, 2020. (S. Storm, City Secretary)**
- 3. (4B) Consider, and act upon, approval of the FY 2019-2020 4B Budget and authorize expenditures for the FY 2019-2020 Community Services Facilities Capital Improvement Plan. (M. Beard, Finance Director)**

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**ADJOURN 4B BOARD**

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**RECONVENE INTO OPEN SESSION OF THE WYLIE CITY COUNCIL**

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**READING OF ORDINANCES**

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

## 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:*

## RECONVENE INTO OPEN SESSION

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*Take any action as a result from Executive Session*

## ADJOURNMENT

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## CERTIFICATION

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*I certify that this Notice of Meeting was posted on September 6, 2019 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](http://www.wylietexas.gov).*

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**Stephanie Storm, City Secretary**

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**Date Notice Removed**