



# Wylie City Council

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## NOTICE OF MEETING

### Regular Meeting Agenda

**May 26, 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](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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#### 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**

*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 May 12, 2020 Regular Meeting and Work Session.** *(S. Storm, City Secretary)*
- B. Consider, and act upon, a Preliminary Plat for District Commercial Addition, establishing 16 commercial lots and one open space lot on 16.201 acres, generally located on South State Highway 78 approximately 800' south of Alanis Drive.** *(J. Haskins, Planning Manager)*
- C. Consider, and act upon, a Preliminary Plat for District Townhomes Addition, establishing 34 residential and four open space lots on 4.165 acres, generally located on South State Highway 78 approximately 1700' south of Alanis Drive.** *(J. Haskins, Planning Manager)*
- D. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for April 30, 2020.** *(M. Beard, Finance Director)*
- E. Consider, and place on file, the City of Wylie Monthly Investment Report for April 30, 2020.** *(M. Beard, Finance Director)*
- F. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of April 30, 2020.** *(J. Greiner, WEDC Director)*
- G. Consider, and act upon, Ordinance No. 2020-32 to abandon a portion of Right-of-Way being 1,215 sq. ft. of unimproved alley within the J. Truitt Survey, Abstract No. 920, and to waive the requirement for an appraisal for said right-of-way adjacent to 202 N. 2nd Street.** *(R. Ollie, Asst. City Manager)*
- H. Consider, and act upon, Ordinance No. 2020-33 to abandon a portion of Right-of-Way being 3 – 20' unimproved alleys within the F. De La Pina Survey, Abstract No. 688, and 2 – 70' unimproved streets, within the J. Truitt Survey, Abstract No. 920, and to waive the requirement for an appraisal for said right-of-ways consisting of 1.88 acres or approximately 81,713 square feet.** *(R. Ollie, Asst. City Manager)*
- I. Consider, and act upon, Ordinance No. 2020-34 of the City of Wylie, Texas; amending Ordinance Nos. 2020-03 and 2014-19 and Chapter 2 (Administration), Article III (officers), Division 2 (Code of Ethics), Section 2-57 (Board of Ethics) of the City of Wylie Code of Ordinances, Ordinance No. 2005-07, as amended; amending Ordinance Nos. 2020-09 and 2012-29 and Chapter 2 (Administration), Article X (Public Arts Program), Division 2 (Public Arts Advisory Board), Section 2-342 (Number of Members; Appointment; Terms) of the Code of Ordinances; amending Ordinance Nos. 2020-05 and 2013-17 and Chapter 58 (Historic Preservation), Article III (Historic Review Commission), Section 58-53 (Number of Members; Appointment; Terms) of the Code of Ordinances; amending Ordinance Nos. 2020-02 and 2013-23 and Chapter 22 (Buildings and Building Regulations), Article II (Construction Code Board), Section 22-26 (Tenure of office) of the Code of Ordinances; amending Ordinance Nos. 2020-01 and 2015-37 and Chapter 18 (Animals), Article IV (Animal Shelter Advisory Board), Section 18-123 (Number of Members; Qualified Appointment; Terms) of the Code of Ordinances; amending Ordinance Nos. 2020-06 and 1969-2 and Chapter 66 (Library), Article II (Public Library Department), Division 2 (Library Board), Section 66-41 (Membership; Appointment; Terms) of the Code of Ordinances; amending Ordinance Nos. 2020-08 and**

**2005-37 and Chapter 78 (Parks and Recreation), Article II (Parks and Recreation Board), Section 78-23 (Composition; Appointment and Terms of office of Members) of the Code of Ordinances; amending Ordinance Nos. 2020-10 and 2001-48, Article 8 (Development Review Process), Section 8.4 (Zoning Board of Adjustment); amending Ordinance Nos. 2020-07 and 1979-26 and Chapter 90 (Planning), Article II (Planning and Zoning Commission), Section 90-21 of the Code of Ordinances; Clarifying that the limit for consecutive service on the Boards and Commissions named in this Ordinance applies to commissioners and officers currently serving on those boards and commissions; modifying other provisions related to such boards and commissions; providing for repealing, savings and severability clauses; providing for an effective date. (R. Ollie, Asst. City Manager)**

- J. Consider, and act upon, Resolution No. 2020-28(R) of the City Council of the City of Wylie, Texas, to ratify emergency expenses for the purchase of engineering services, materials and road repair services for Hooper Road between Steel Road and Hensley Lane in the estimated amount of \$426,176.00; and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing Manager)**
- K. Consider, and place on file, the Animal Shelter Advisory Board report to City Council regarding the meeting held on May 13, 2020. (A. Henderson, Police Chief)**

## REGULAR AGENDA

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### Interview of Board of Ethics Applicants:

- Alem Debebe
- Rich Frei
- Joseph Hama
- Reagan Elizabeth Sofia

### Tabled from 05-12-2020

*Remove from table and consider*

- 1. Consider, and act upon, Ordinance No. 2020-30 to a change of zoning from Agricultural (AG) to Planned Development (PD), to allow for a mixed-use, age-restricted, senior master planned community on 24.5 acres, located at 1751 McMillen Road. (ZC 2020-02) (ZC 2020-02) (J. Haskins, Planning Manager)**

#### Executive Summary

Zoning Case 2020-02 requires an Ordinance to amend the zoning accordingly in the Official Zoning map of the City; and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date

- 2. Hold a Public Hearing, consider, and act upon a change of zoning from Agricultural (AG) to Planned Development (PD), to allow for a mixed-use community on 40.73 acres generally located on Country Club Road 1900' south of Parker Road. (ZC2020-05) (J. Haskins, Planning Manager)**

#### Executive Summary

The applicant is requesting to rezone 47.29 acres located at 2301 FM 1378. The property is currently zoned Agricultural and the applicant is requesting rezoning to Planned Development to allow for a mixed-use community. The planned development contains four sub-districts that are proposed to contain a mix of commercial, residential and open space uses

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

**Executive Summary**

On March 22, March 27, April 2, April 28, and May 12 2020, the City Council adopted Ordinance No. 2020-24, Ordinance No. 2020-25, Ordinance No. 2020-26, Ordinance No. 2020-29, and Ordinance 2020-31 which continued the Mayor’s Amended Declaration of Local Disaster for Public Health Emergency to help abate the public health threat resulting from the novel Coronavirus (COVID-19); providing the consent of the City Council to the continuation of the Declaration until 11:59 p.m. on May 26, 2020.

**WORK SESSION**

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- **Discuss the Coronavirus Aid, Relief, and Economic Security Act (CARES ACT) and the Collin County Municipal Direct Expense Funding Interlocal Cooperation Agreement.** *(C. Holsted, City Manager)*
4. **Discuss, consider, and take any action on, Resolution No. 2020-29(R) amending Resolution No. 2020-25(R), modifying certain standards applicable to the Small Business Assistance program to provide immediate, short-term financial aid to qualified small businesses in the City of Wylie.** *(C. Holsted, City Manager)*

**Executive Summary**

Staff received a request for an agenda item to discuss and consider modifications to the small business assistance program to provide immediate, short-term financial aid to qualified small businesses in the City of Wylie. The current program provides a grant up to \$5,000 to a business with 26-50 employees, \$5,000 to a business with 25 or fewer full-time equivalent employees, and up to \$1,500 for a sole proprietorship.

**WORK SESSION**

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- **Discuss May 2, 2020 (postponed to November 3, 2020) General and Special Election.** *(C. Holsted, City Manager)*
- **Discuss FY 20-21 4B Budget.** *(C. Holsted, City Manager)*

**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. 551.087. 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 Project 2020-4a, Project 2020-4c, Project 2020-5a.**

**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: State Highway 78 & Brown, State Highway 78 & FM 544.**
- **Properties adjacent to McMillen Rd. between McCreary Rd. and Country Club Rd.**

RECONVENE INTO OPEN SESSION

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*Take any action as a result from Executive Session.*

READING OF ORDINANCES

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

ADJOURNMENT

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CERTIFICATION

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*I certify that this Notice of Meeting was posted on May 22, 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. 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**