

Wylie City Council Regular Meeting

January 26, 2021 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

Invocation - Pastor Kris Segrest, Lead Pastor First Baptist Church Wylie

PRESENTATIONS

PR1. Wylie Way Students.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Council regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Council requests that comments be limited to three minutes for an individual, six minutes for a group. 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 January 12, 2021 Regular City Council and Work Session Meeting Minutes.
- B. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of December 31, 2020.
- C. Consider, and act upon, Resolution No. 2021-02(R) authorizing the City Manager to execute a Master Agreement Governing the Major Capital Improvement Program for the purpose of transportation improvements on roads inside Dallas County that are in the Dallas County Mobility Plan.
- D. Consider, and act upon, Ordinance No. 2021-03 amending Ordinance No. 2020-44 (2020-2021 Budget) for proposed budget amendments for fiscal year 2020-2021; providing for repealing, savings and severability clauses; and providing an effective date of this ordinance.
- E. Consider, and place on file, the City of Wylie Monthly Investment Report for December 31, 2020.
- F. Consider, and place on file, City of Wylie Monthly Revenue and Expenditure Report for December 31, 2020.
- G. Consider, and act upon, Ordinance No. 2021-04 for a change of zoning from Planned Development Ordinance No. 2018-30 (PD 2018-30) to Light Industrial (LI), to allow for light industrial development on 2.9068 acres located at 32 Steel Road. (ZC2020-16).

- H. Consider, and act upon, the approval of the purchase of Uniform Apparel from ServiceWear Apparel Inc. in the estimated annual amount of \$70,000.00 through a cooperative purchasing contract with OMNIA/TCPN Region 4 Cooperative, and authorizing the City Manager to execute any necessary documents.
- I. Consider, and act upon, Resolution No. 2021-03(R) of the City Council of the City of Wylie, Collin, Dallas and Rockwall Counties, Texas, ordering the General Election to be administered by the Collin County Elections Administrator and the City of Wylie on May 1, 2021, for the purpose of electing the positions of two Council members (Place 2 and Place 4) of the Wylie City Council, to hold office for a period of three years; Designating locations of polling places; Designating filing deadlines; Ordering Notices of Election to be given as prescribed by law in connection with such election.

EXECUTIVE SESSION

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

If A governmental body may not conduct a private consultation with its attorney except:

- (1) when the governmental body seeks the advice of its attorney about:
 - (A) pending or contemplated litigation; or
 - (B) a settlement offer; or
- (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

ES1. City's Ethics Policy.

ES2. Affordable Housing Regulations.

REGULAR AGENDA

- 1. Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Multi-Family (MF) to Planned Development - Multifamily (PD-MF), to allow for townhome development on 26.653 acres located at the northwest corner of County Line Road and Troy Road. (ZC2020-17).
- 2. Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Agricultural District (AG/30) to Planned Development - Multifamily District (PD-MF), to allow for multifamily development on 3.92 acres located at 425 North Ballard Avenue (ZC2020-18).
- 3. Hold a Public Hearing, consider, and act upon, an amendment to Planned Development 99-32, to allow for a change to the maximum fence height, on 327.5 acres generally located north and east of McMillen Road and McCreary Road (ZC2020-19).
- 4. Consider, and act upon, Ordinance No. 2021-05 for a change of zoning from Agricultural (AG) to Planned Development - Single Family (PD-SF), to allow for single family development on 13 acres located on Woodbridge Parkway across from Raymond Cooper Junior High School. (ZC 2020-13)
- 5. Consider, and act upon, acceptance of the Comprehensive Annual Financial Report (CAFR) for FY 2019-20 following a presentation by the audit firm of Weaver, LLP.
- 6. Present, and place on file, the Wylie Economic Development Corporation 2020 Annual Report.
- 7. Consider, and act upon, Ordinance No. 2021-06 amending Ordinance Nos. 2020-24, 2020-25, 2020-26, 2020-29, 2020-31, 2020-35, 2020-38, 2020-41, 2020-48, 2020-53, 2020-62, and 2020-64 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.

WORK SESSION

WS1. Aquatics Study – Joint work session with Parks and Recreation Board.

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

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.

ES3. Consider the sale or acquisition of properties located at: State Highway 78 & Alanis, State Highway 78 & Birmingham, State Highway 78 & Brown, FM 544 & Cooper, Regency & Steel.

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).

ES4. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Project 2018-8c, Project 2018-9b, Project 2018-9c, Project 2020-7a, Project 2020-10b, Project 2020-11b, Project 2020-12a, Project 2021-1a, Project 2021-1b, Project 2021-1c, Project 2021-1d, Project 2021-1f.

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

(a) This chapter does not require a governmental body to conduct an open meeting:

- (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or

- (2) to hear a complaint or charge against an officer or employee

(b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

ES5. City Manager's Annual Review.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive 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 January 22, 2021 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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.

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: