

# Wylie City Council Regular Meeting Minutes

October 08, 2024 – 6:00 PM

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



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## CALL TO ORDER

Mayor Matthew Porter called the regular meeting to order at 6:05 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Mayor pro tem Jeff Forrester, Councilman Sid Hoover, Councilman Scott Williams, and Councilman Gino Mulliqi.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Marketing and Communications Director Craig Kelly; City Secretary Stephanie Storm; Assistant Police Chief Tommy Walters; Parks and Recreation Director Carmen Powlen; Community Services Director Jasen Haskins; Library Director Ofilia Barrera; Animal Services Manager Shelia Patton; Finance Director Melissa Brown; and various support staff.

## INVOCATION & PLEDGE OF ALLEGIANCE

Mayor *pro tem* Forrester led the invocation and Councilman Williams led the Pledge of Allegiance.

## PRESENTATIONS & RECOGNITIONS

### PR1. Fire Prevention Week.

Mayor Porter presented a proclamation proclaiming October 6-12, 2024 as Fire Prevention Week in Wylie, Texas. Members of the Fire Department were present to accept the Proclamation.

### PR2. Domestic Violence Awareness Month.

Mayor Porter presented a proclamation proclaiming October 2024, as Domestic Violence Awareness Month in Wylie, Texas. Wylie Police Department Crime Victim Advocate Kisha Voss, Fran Frazier and Jennifer Lajoie representing Agape Resource and Assistance Center, and Tonja Alexander representing W.I.N.N.E.R.S. were present to accept the Proclamation.

### PR3. Breast Cancer Awareness Month.

Mayor Porter recognized the month of October as Breast Cancer Awareness Month.

### PR4. World Dyslexia Day.

Mayor Porter recognized October 8, 2024 as World Dyslexia Day.

## 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.*

Aleksandra Rolfson addressed the Council with concerns regarding the water meters.

Doug Jones, representing Trinity Valley Ranch, addressed the Council with concerns regarding the McMillen Road project on their business.

### **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 September 24, 2024 Regular City Council Meeting minutes.**
- B. Consider, and act upon, Ordinance No. 2024-33 amending Ordinance No. 2024-25, which established the budget for fiscal year 2024-2025; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.**
- C. Consider, and act upon, the approval for the purchase of one Charcoal Gray 2024 Lenco BearCat Armored Vehicle for the Police SWAT Team with an estimated total cost of \$317,939 and authorizing the City Manager to execute any and all necessary documents.**
- D. Consider, and act upon, the approval of the purchase of three Chevy Colorado trucks for Code Enforcement, one Chevy Silverado for Utility Billing, and one Chevy Silverado for Parks and Recreation from Caldwell County Chevrolet LLC through a cooperative purchasing agreement with BuyBoard, and authorizing the City Manager to execute any and all necessary documents.**
- E. Consider, and act upon, a Preliminary Plat for College Park, creating 88 lots on 25.037 acres, generally located near 605 Country Club Road.**
- F. Consider, and place on file, the Animal Shelter Advisory Board report to City Council.**

Mayor Porter requested Item F be pulled from the Consent Agenda and considered individually.

### **Council Action**

A motion was made by Councilman Mulliqi, seconded by Councilman Strang, to approve Consent Agenda Items A-E as presented. A vote was taken and the motion passed 7-0.

### **EXECUTIVE SESSION**

Mayor Porter convened the Council into Executive Session at 6:44 p.m.

#### **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. Receive legal advice from the City Attorney regarding Trinity Valley Ranch, LLC v. City of Wylie, Cause No. 493-02900-2024 pending in the 493rd District Court.**

**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.

**ES2. City Engineer Interviews.**

**RECONVENE INTO OPEN SESSION**

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

Mayor Porter reconvened the Council into Open Session at 8:51 p.m.

**REGULAR AGENDA**

**F. Consider, and place on file, the Animal Shelter Advisory Board report to City Council.**

**Council Comments**

Mayor Porter stated staff had emailed the Council informing them of an update to the TNR April through June 2024 Report (page 23 of the agenda packet). The report in the packet listed one Behavioral under Euthanasia Reason; however, that one “Behavioral” should have been listed beside “FeLV” (feline leukemia virus).

**Council Action**

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Duke, to approve Item F as amended. A vote was taken and the motion passed 7-0.

**1. Consider, and act upon, appointment of City Engineer.**

**Council Action**

A motion was made by Councilman Mulliqi, seconded by Mayor *pro tem* Forrester, to appoint Ahmed Alqaisi as City Engineer. A vote was taken and the motion passed 5-2 with Mayor Porter and Councilman Duke against.

**2. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.483 acres to allow for a drive-through restaurant use. Property located at 902 W. FM 544 (ZC 2024-03).**

**Public Hearing**

Mayor Porter opened the public hearing on Item 2 at 8:55 p.m. asking anyone present wishing to address Council to come forward.

There was no person present wishing to address the Council.

Mayor Porter closed the public hearing at 8:55 p.m.

**Council Action**

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams, to approve Item 2 as presented. A vote was taken and the motion passed 7-0.

**3. Consider, and act upon, Ordinance No. 2024-34 amending Wylie’s Code of Ordinances, Ordinance No. 2021-17, as amended, Chapter 18 (Animals), Article I (In General), Section 18-6 (Impoundment, redemption, and disposition of animals), Subsections (a)(2) and (d)(1)(b) to amend impoundment,**

**redemption, and disposition of animals; providing for repealing, savings and severability clauses and providing for an effective date of this ordinance.**

**Council Action**

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams, to approve Item 3 as presented. A vote was taken and the motion passed 7-0.

- 4. Consider, and act upon, Ordinance No. 2024-35 setting the time and place for all regular City Council Meetings in the 2025 calendar year.**

**Council Action**

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Hoover, to approve Item 4 as presented. A vote was taken and the motion passed 7-0.

**WORK SESSION**

Mayor Porter convened the Council into Work Sessions at 9:03 p.m.

**WS1. Discuss potential changes to the City Charter for a future Charter Amendment Election.**

**RECONVENE INTO REGULAR SESSION**

Mayor Porter reconvened the Council into Regular Session at 10:01 p.m.

**EXECUTIVE SESSION**

Mayor Porter convened the Council into Executive Session at 10:02 p.m.

**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 Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, and State Hwy 78/Brown.**

**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 Projects: 2021-4b, 2022-1b, 2022-1c, 2022-10c, 2023-1c, 2023-2d, 2023-11a, 2023-11b, 2024-2d, 2024-4e, 2024-5a, 2024-7a, 2024-7b, 2024-7e, 2024-8a, 2024-8b, 2024-8c, 2024-8d, 2024-9b, 2024-9c, 2024-9d, and 2024-9e.**

**RECONVENE INTO OPEN SESSION**

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

Mayor Porter reconvened the Council into Open Session at 10:55 p.m.

**Council Action**

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang, to authorize the WEDC to enter into a Performance Agreement with Project 2024-7a in an amount not to exceed \$40,000. A vote was taken and the motion passed 7-0.

**Council Action**

A motion was made by Councilman Mulliqi, seconded by Councilman Williams, to authorize the WEDC to enter into a Performance Agreement with Project 2022-1c in an amount not to exceed \$1.2 million. A vote was taken and the motion passed 7-0.

**READING OF ORDINANCES**

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

City Secretary Storm read the captions of Ordinance Nos. 2024-33, 2024-34, and 2024-35 into the official record.

**ADJOURNMENT**

A motion was made by Councilman Strang, seconded by Councilman Hoover, to adjourn the meeting at 10:58 p.m. A vote was taken and the motion passed 7-0.

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**Matthew Porter, Mayor**

**ATTEST:**

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**Stephanie Storm, City Secretary**