

# Wylie City Council Regular Meeting Minutes

December 10, 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 6:03 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Mayor *pro tem* Jeff Forrester, Councilman Scott Williams, and Councilman Gino Mulliqi. Councilman Sid Hoover was absent.

Staff present included: Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Assistant Fire Chief Brian Ritter; Marketing and Communications Director Craig Kelly; City Secretary Stephanie Storm; Police Chief Anthony Henderson; Assistant Parks and Recreation Director Brent Stowers; Community Services Director Jasen Haskins; Finance Director Melissa Brown; Purchasing Manager Chris Rodriguez; Public Works Director Tommy Weir; Engineering Project Manager Jenneen Elkhaid; 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. Scenic City Silver Level Certification.

Mayor Porter presented Scenic City Silver Level Certification to staff members from Parks and Recreation, Engineering, and Public Works departments.

## 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.*

Robert Heath was present to address the Council thanking Tommy Weir and the Public Works Department for the work they have done near his home.

## 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 November 12, 2024 Regular City Council Meeting minutes.**
- B. **Consider, and act upon, Resolution No. 2024-31(R) authorizing participation with the State of Texas, through the Office of the Attorney General, in the Global Opioid Settlement and approving the Texas Term Sheet; authorizing the City Manager to execute all necessary documents in connection with the above on behalf of the City of Wylie.**

- C. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of October 31, 2024.
- D. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for October 31, 2024
- E. Consider, and place on file, the City of Wylie Monthly Investment Report for October 31, 2024.
- F. Consider, and act upon, Ordinance No. 2024-42 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.
- G. Consider, and act upon, Modification No. 3 to Wylie Contract #W2021-76-A for Employee Medical, Dental and Rx Benefits with Cigna Health and Life Insurance Company in an estimated annual amount of \$479,641.00; and authorizing the City Manager to execute any necessary documents.
- H. Consider, and act upon, the approval of the purchase of Motorola Radio Equipment and Maintenance Services in the estimated amount of \$72,581.30 from Motorola Solutions, Inc. through a cooperative purchasing contract with H-GAC Buy and authorizing the City Manager to execute any necessary documents.
- I. Consider, and act upon, the approval of the purchase of a 2025 Chevy Silverado 2500 for Wylie Fire Rescue from Reliable Chevrolet Inc. through a cooperative purchasing agreement with The Interlocal Purchasing System (TIPS), authorizing the City Manager to execute any and all necessary documents.
- J. Consider, and act upon, the approval of the purchase of three (3) John Deere Compact Track Loaders in the estimated amount of \$233,112.45 through a cooperative purchasing contract with Sourcewell and authorizing the City Manager to execute any and all necessary documents.
- K. Consider, and act upon, the approval of the purchase of one (1) John Deere Base Excavator in the estimated amount of \$135,066.77 through a cooperative purchasing contract with Sourcewell and authorizing the City Manager to execute any and all necessary documents.
- L. Consider, and act upon, approval of the purchase of one (1) Valve Maintenance Trailer in the estimated amount of \$113,000 from Illinois Tool Works, Inc. d/b/a EH Wachs through a cooperative purchasing agreement with BuyBoard, and authorizing the City Manager to execute any and all necessary documents.
- M. Consider, and act upon, the approval of the purchase of two (2) Husqvarna Walk-Behind Concrete Saws in the estimated amount of \$76,519.14 through a cooperative purchasing agreement with Sourcewell, and authorizing the City Manager to execute any and all necessary documents.
- N. Consider, and act upon, the approval of the purchase and install of three (3) 4-inch submersible pumps in the estimated amount of \$127,000.00 through Xylem Water Solutions and authorizing the City Manager to execute any and all necessary documents.
- O. Consider, and act upon, the award of contract #W2025-56 to WEBUILDFUN INC. for replacement playground equipment at Riverway Park in the estimated amount of \$70,000.00 through a cooperative purchasing contract with Buyboard and authorizing the City Manager to execute any and all necessary documents.
- P. Consider, and act upon, the award of contract #W2025-57 to WEBUILDFUN INC. for replacement playground equipment at Sage Creek Park in the estimated amount of \$59,870.00 through a

cooperative purchasing contract with Buyboard and authorizing the City Manager to execute any and all necessary documents.

- Q. Consider, and act upon, the award of contract #W2025-58 Founders Park Phase II Soccer Field Renovations to Grand Landscapes and Athletics (GLA) in the amount of \$598,392.00 through a cooperative purchasing contract with Buyboard and authorizing the City Manager to execute any and all necessary documents.
- R. Consider, and act upon, Resolution No. 2024-32(R) authorizing the City Manager of the City of Wylie, Texas, to execute an Interlocal Agreement by and between the City of Wylie and the City of Murphy for a shared trail connection – Maxwell Creek Trail Connection.
- S. Consider, and act upon, a Final Plat of Villas at Kreymer creating 67 residential lots and five Homeowners Association lots on 21.91 acres, generally located on Kreymer Lane approximately 1400' north of E. Stone Road.
- T. Consider, and act upon, Ordinance No. 2024-43, amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Chapter 50 (Floods), Article II (Flood Damage Prevention); updating and establishing regulations for flood damage prevention; defining the flood hazard areas of Wylie; Prescribing rules and regulations for construction in flood hazard areas to reduce flood losses; appointing the City Manager or his/her designated representative to implement the provisions of this ordinance; Requiring permits for development in Flood Hazard areas; establishing a disclaimer of liability; providing for a penalty for the violation of this Ordinance; providing repealing, savings and severability clauses; providing for an effective date of this ordinance and for the publication of the caption hereof.

Mayor Porter requested Items O-S be pulled from the Consent Agenda for individual consideration.

#### **Council Action**

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang, to approve Consent Agenda Items A-N and T as presented. A vote was taken and the motion passed 6-0 with Councilman Hoover absent.

#### **REGULAR AGENDA**

- O. Consider, and act upon, the award of contract #W2025-56 to WEBUILDFUN INC. for replacement playground equipment at Riverway Park in the estimated amount of \$70,000.00 through a cooperative purchasing contract with Buyboard and authorizing the City Manager to execute any and all necessary documents.

#### **Council Discussion**

Mayor Porter stated that the City continues to improve and replace playground equipment. Parks and Recreation Assistant Director Stowers answered questions from Council.

#### **Council Action**

A motion was made by Councilman Strang, seconded by Councilman Williams, to approve Consent Agenda Item O as presented. A vote was taken and the motion passed 6-0 with Councilman Hoover absent.

- P. Consider, and act upon, the award of contract #W2025-57 to WEBUILDFUN INC. for replacement playground equipment at Sage Creek Park in the estimated amount of \$59,870.00 through a cooperative purchasing contract with Buyboard and authorizing the City Manager to execute any and all necessary documents.

**Council Discussion**

Mayor Porter stated that the City continues to improve and replace playground equipment.

**Council Action**

A motion was made by Councilman Duke, seconded by Councilman Williams, to approve Consent Agenda Item P as presented. A vote was taken and the motion passed 6-0 with Councilman Hoover absent.

- Q. Consider, and act upon, the award of contract #W2025-58 Founders Park Phase II Soccer Field Renovations to Grand Landscapes and Athletics (GLA) in the amount of \$598,392.00 through a cooperative purchasing contract with Buyboard and authorizing the City Manager to execute any and all necessary documents.**

**Council Discussion**

Mayor Porter confirmed this is the next phase of the field improvements at Founders Park. Parks and Recreation Assistant Director Stowers answered questions from Council.

**Council Action**

A motion was made by Councilman Mulliqi, seconded by Councilman Williams, to approve Consent Agenda Item Q as presented. A vote was taken and the motion passed 6-0 with Councilman Hoover absent.

- R. Consider, and act upon, Resolution No. 2024-32(R) authorizing the City Manager of the City of Wylie, Texas, to execute an Interlocal Agreement by and between the City of Wylie and the City of Murphy for a shared trail connection – Maxwell Creek Trail Connection.**

**Council Discussion**

Mayor Porter confirmed the improvements to the trail and the City’s responsibility/plan for the connection. Parks and Recreation Assistant Director Stowers answered questions from Council.

**Council Action**

A motion was made by Councilman Williams, seconded by Councilman Duke, to approve Consent Agenda Item R as presented. A vote was taken and the motion passed 6-0 with Councilman Hoover absent.

- S. Consider, and act upon, a Final Plat of Villas at Kreymer creating 67 residential lots and five Homeowners Association lots on 21.91 acres, generally located on Kreymer Lane approximately 1400’ north of E. Stone Road.**

**Council Discussion**

Mayor Porter asked if there is a separate owner and HOA from the surrounding neighborhood. Community Services Director Haskins answered questions from Council.

**Council Action**

A motion was made by Councilman Mulliqi, seconded by Councilman Williams, to approve Consent Agenda Item S as presented. A vote was taken and the motion passed 6-0 with Councilman Hoover absent.

- 1. Consider, and act upon, Ordinance No. 2024-44 to abandon Right-of-Way being a 1.279-acre tract of land in the City of Wylie’s Extraterritorial Jurisdiction formerly part of Stone Road/FM 544.**

**Council Discussion**

Community Services Director Haskins answered questions from Council.

**Council Action**

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Mulliqi, to approve Item 1 as presented. A vote was taken and the motion passed 6-0 with Councilman Hoover absent.

## **WORK SESSION**

Mayor Porter convened the Council into Work Sessions at 6:35 p.m.

### **WS1. Discuss the Zoning Ordinance regarding smoke shops and retailers that sell smoke, vape, and related products.**

Community Services Director Haskins answered questions from Council.

Tina Stelnicki addressed the Council thanking them for taking a pro-business stance.

Bobby Heath addressed the Council with concerns regarding vaping and increased crime.

Terry Allen addressed the Council with concerns regarding vape and CBD shops.

Jeremy Meir addressed the Council with concerns regarding vape and CBD shops.

Council gave direction to staff to move forward with bringing back information on a SUP process for these types of businesses with the removal of the percentage of sales.

### **WS2. Discuss The Wall That Heals Vietnam Memorial.**

Marketing and Communications Director Kelly gave a brief presentation to Council.

### **WS3. Discuss Encampment on City property.**

Mayor *pro tem* Forrester expressed concerns with the safety aspect of individuals camping on City property.

Deputy City Manager Ollie addressed Council with some examples that staff has gathered from other cities that have similar ordinances in place. Ollie stated staff will bring back an ordinance for Council consideration in January.

Council consensus was in favor of bringing back an ordinance for consideration to address pedestrian safety and would like to see something in the draft ordinance about repeat offenders and aggressive behavior.

## **RECONVENE INTO REGULAR SESSION**

Mayor Porter reconvened the Council into Regular Session at 7:27 p.m.

## **EXECUTIVE SESSION**

Mayor Porter convened the Council into Executive Session at 7:28 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.

### **ES1. 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).

**ES2. 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, 2021-6c, 2022-1b, 2022-1c, 2023-1c, 2023-2d, 2023-11a, 2023-11b, 2024-2d, 2024-4e, 2024-5a, 2024-5f, 2024-7a, 2024-7b, 2024-7e, 2024-8a, 2024-8b, 2024-8c, 2024-8d, 2024-9b, 2024-9c, 2024-9d, 2024-9e, 2024-9f, 2024-10a, 2024-10b, 2024-10c, 2024-11a, 2024-11b, 2024-11c, 2024-11d, 2024-11e, 2024-12-a, 2024-12b, and 2024-12c.**

**RECONVENE INTO OPEN SESSION**

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

Mayor Porter reconvened the Council into Open Session at 8:42 p.m.

**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. 2024-42, 2024-43, and 2024-44 into the official record.

**ADJOURNMENT**

A motion was made by Councilman Strang, seconded by Councilman Williams, to adjourn the meeting at 8:44 p.m. A vote was taken and the motion passed 6-0 with Councilman Hoover absent.

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**Matthew Porter, Mayor**

**ATTEST:**

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**Stephanie Storm, City Secretary**