

Wylie City Council Regular Meeting Minutes

July 25, 2023 – 6:00 PM

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



CALL TO ORDER

Mayor Matthew Porter called the regular meeting to order at 6:02 p.m. The following City Council members were present: Councilman David R. Duke, Mayor *pro tem* Jeff Forrester, Councilman Scott Williams, and Councilman Sid Hoover. Councilman Dave Strang and Councilman Gino Mulliqi were absent.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Police Chief Anthony Henderson; Finance Director Melissa Brown; Public Information Officer Craig Kelly; City Secretary Stephanie Storm; Parks and Recreation Director Carmen Powlen; City Engineer Tim Porter; Animal Control Manager Shelia Patton; Public Works Director Tommy Weir; Wylie Economic Development Corporation Executive Director Jason Greiner; Purchasing Manager Glenna Hayes; Community Services Director Jasen Haskins; Library Director Ofilia Barrera; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor *pro tem* Forrester led the invocation, and Mayor Porter led the Pledge of Allegiance.

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.

Samuel Uzoagba was present wishing to address the Council with concerns regarding a neighboring residential property potentially being used for commercial purposes.

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 July 11, 2023 Regular City Council Meeting minutes.
- B. Consider, and act upon, Resolution No. 2023-10(R) of the City of Wylie, Texas finding that Oncor Electric Delivery Company LLC's ("Oncor" or "Company") application to amend its Distribution Cost Recovery Factor and update Generation Riders to increase distribution rates within the City should be denied; authorizing participation with the Steering Committee of Cities served by Oncor; authorizing hiring of legal counsel; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this Resolution is passed is open to the public as required by law; requiring notice of this Resolution to the company and legal counsel.
- C. Consider, and act upon, Ordinance No. 2023-30 for a change in zoning from Agricultural (AG/30) and Planned Development (PD-2019-01) to Commercial Corridor (CC) on 3.444 acres to allow for

commercial uses. Property located west of the intersection of Old Alanis Drive and Alanis Drive (ZC 2023-11).

- D. Consider, and act upon, Ordinance No. 2023-31 for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.162 acres to allow for indoor athletic facility use. Property located north of 3463 W. FM 544 (ZC 2023-09).
- E. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for June 30, 2023.
- F. Consider, and place on file, the City of Wylie Monthly Investment Report for June 30, 2023.
- G. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of June 30, 2023.
- H. Consider, and act upon, the approval of the purchase of Citizen Service Software for the Community Services Department in the amount of \$114,840.00 through a cooperative purchasing contract with the Texas Department of Information Resources (DIR), and authorizing the City Manager to execute any necessary documents.
- I. Consider, and act upon, award of bid #W2023-58-B for Automatic Flushers and Siphon Dechlorination Devices to Core & Main LP and Ferguson Enterprise in the estimated amount of \$109,489.64, and authorizing the City Manager to execute any and all necessary documents.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams, to approve the Consent Agenda as presented. A vote was taken and the motion passed 5-0 with Councilman Strang and Councilman Mulliqui absent.

WORK SESSION

Mayor Porter convened the Council into Work Session at 6:05 p.m.

WS1. Discuss Fiscal Year 2024 Budget.

City Manager Parker addressed the Council giving a presentation on FY 2024 budget which included the General Fund, in which there have been no changes since the last presentation. Parker added the General Fund includes an estimated beginning Fund Balance of \$23,324,789, proposed revenues of \$55,181,611, recurring expenses for the new EMS Program of \$2,476,032, recommended recurring requests of \$868,533, the recommended use of Fund Balance of \$1,668,710 in which \$837,000 is one-time expenses for the EMS Program, and carryforward expenditures of \$1,902,478.

Parker added there have been no changes to the Utility Fund or 4B Sales Tax Fund since the last presentation, and pointed out the hiring of an Event Coordinator in the Hotel Occupancy Tax Fund to assist with events. Parker reviewed the next steps for the budget process.

Council comments and questions included Stonehaven Renovation clarification, with the Event Coordinator position will the City take over some of the events currently held by others in the community, requested clarification on the \$831,710 for other one-time recommended requests out of the General Fund, and confirmed the carryforward expenditures are different than the one-time recommended requests.

Mayor Porter thanked the staff for all of the work they put into the budget process.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 6:22 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 6:23 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 Ballard/Brown, Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Ballard, 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: 2021-4c, 2021-9b, 2022-1c, 2022-7b, 2022-10c, 2023-1a, 2023-2d, 2023-3b, 2023-5b, 2023-6b, 2023-6c, 2023-6d, 2023-7a, and 2023-7c.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 7:16 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. 2023-30 and 2023-31 into the official record.

ADJOURNMENT

A motion was made by Councilman Duke, seconded by Councilman Williams, to adjourn the meeting at 7:18 p.m. A vote was taken and the motion passed 5-0 with Councilman Strang and Councilman Mulliqi absent.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary