

Wylie City Council Minutes

August 24, 2021 – 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 6:03 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Mayor *pro tem* Jeff Forrester, Councilman Scott Williams, Councilman Timothy T. Wallis, and Councilman Garrett Mize.

Staff present included: City Manager Chris Holsted; Assistant City Manager Brent Parker; Assistant City Manager Renae Ollie; Police Chief Anthony Henderson; Fire Chief Brandon Blythe; Finance Director Melissa Beard; Human Resources Director Lety Yanez; Parks and Recreation Director Rob Diaz; Public Works Director Tim Porter; Project Engineer Jenneen Elkhaid; Public Information Officer Craig Kelly; Economic Development Executive Director Jason Greiner; Planning Manager Jasen Haskins; Public Art Coordinator Carole Ehrlich; City Secretary Stephanie Storm, and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Councilman Williams led the invocation and Councilman Strang led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

PR1. Presentation by American Legion Hale-Combest Post 315 for 2020 and 2021 American Legion Firefighter and EMT/Paramedic of the Year.

American Legion Hale-Combest Post 315 presented certificates to Travis Martinez, Chad Lloyd, Brian Ritter, and Casey Nash.

PR2. Recognition of Assistant Chief of Police Tommy Walters.

Mayor Porter recognized Assistant Chief of Police Tommy Walters for receiving the Wylie Way award from the Wylie Independent School District.

CITIZEN COMMENTS ON NON-AGENDA ITEMS

Carl DuLac addressed Council requesting additional information on the original vision for the Wylie Recreation Center.

Barbara Marks addressed Council speaking in objection to turning over the operations of the Wylie Recreation Center to the DFW YMCA.

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 August 10, 2021 Regular City Council Meeting minutes.

- B. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for July 31, 2021.**
- C. Consider, and place on file, the City of Wylie Monthly Investment Report for July 31, 2021.**
- D. Consider, and act upon, Resolution No. 2021-23(R) authorizing the City Manager to execute a Joint General and Special Election Services Contract between the City of Wylie and the Collin County Elections Administrator to be administered by the Collin County Elections Administrator for the November 2, 2021 Wylie Special Election.**
- E. Consider, and act upon, Resolution No. 2021-24(R) authorizing the City Manager to execute a Joint General and Special Election Services Contract between the City of Wylie and the Dallas County Elections Administrator to be administered by the Dallas County Elections Administrator for the November 2, 2021 Wylie Special Election.**
- F. Consider, and act upon, Resolution No. 2021-25(R) authorizing the City Manager to execute a Joint General and Special Election Services Contract between the City of Wylie and the Rockwall County Elections Administrator to be administered by the Rockwall County Elections Administrator for the November 2, 2021 Wylie Special Election.**
- G. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of July 31, 2021.**
- H. Consider, and act upon, a Preliminary Plat of Serene Villas creating 67 residential lots and five HOA lots on 21.910 acres, generally located on Kreymer Lane, approximately 1400' north of E. Stone Road.**
- I. Consider, and act upon, a Final Plat, being a replat of Creekwood Country Estates, establishing five lots on 21.337 acres, generally located southeast from the intersection of Hunters Glen Drive and Whitley Road.**
- J. Consider, and act upon, Ordinance No. 2021-41 for a change of zoning from Neighborhood Services (NS) to Planned Development (PD-NS), amending PD 2015-17, to allow for commercial development on 2.00 acres, located east of and adjacent to 650 Country Club Road. (ZC2021-17)**
- K. Consider, and act upon, Ordinance No. 2021-42 for a change of zoning from Agricultural District (AG/30) to Planned Development - Single Family (PD-SF), to allow for single-family development on 1.83 acres generally located at the southwest corner of Brown Street and WA Allen Boulevard. (ZC2021-19)**
- L. Consider, and act upon, a park event application for Wylie ISD Council of PTA's Family Movie Night in the Park fundraiser on October 16, 2021 at Olde City Park.**
- M. Consider, and act upon, the acceptance of the resignation of Historic Review Commission member Bethany Sullivan and appointment of Kali Patton to fill the unexpired term of July 2021 to June 2023.**

Councilman Williams requested Items D, E, and F and Mayor Porter requested Item M be removed from the Consent Agenda and considered individually.

Council Action

A motion was made by Councilman Mize, seconded by Mayor *pro tem* Forrester, to approve Consent Agenda Items A, B, C, G, H, I, J, K, and L as presented. A vote was taken and motion passed 7-0.

REGULAR AGENDA

- D. Consider, and act upon, Resolution No. 2021-23(R) authorizing the City Manager to execute a Joint General and Special Election Services Contract between the City of Wylie and the Collin County Elections Administrator to be administered by the Collin County Elections Administrator for the November 2, 2021 Wylie Special Election.**

Council Comments

Councilman Williams asked if there was a way to make funds contingent on ensuring that the Texas statutes of the Election Code are followed. Holsted replied that there are specific requirements in the Election Code that have to be met, and he is not aware that we can hold payment if the County conducts the Election. Williams expressed concerns with the distance required for voters to walk in order to vote and privacy when voting at the Collin College Wylie Campus. City Secretary Storm added each entity holding an election can request additional polling locations in the City; therefore, the City requested the Senior Recreation Center be added as a site going forward, and stated that Collin County utilizes vote centers; therefore, Collin County Wylie voters can vote at any polling location in Collin County. Mayor *pro tem* Forrester asked if the primary polling location will be located on City property or at the College. Holsted replied there are two in the City of Wylie, one at the College and one at the Senior Recreation Center. Forrester expressed concerns with the proximity between the parking and the polling site at the College and requested the site be moved from the College back to the Smith Library for City elections. Holsted confirmed the College would be a polling location regardless if there was a polling location at the Smith Library. Storm confirmed, from her understanding, that was correct as the College holds an election every other May and as a participating entity, can request their campus be utilized as a polling location. Storm stated the Smith Library could be added for an additional cost. Councilman Strang requested the Collin County Elections Administration be notified of the concerns so they can ensure the Collin College site is being held to the proper standards. Storm stated when a new site is added, the County typically conducts a site visit. Mayor Porter stated privacy concerns were expressed to him from the last election with the polling site being located in a lobby beside a stairwell and the use of electronic recording devices, as well as the distance required to travel to vote. Storm stated she can share the concerns of the Council with Collin County Elections Administration, and requested if a third polling location is added in Wylie, that it be added going forward in order to eliminate voter confusion. Forrester stated he agrees with the College being a polling location and agrees with not causing voter confusion but there has to be a solution to the concerns going forward in order to have 100 percent accessibility for the voters. Strang stated the lobby is unacceptable as a polling location unless the lobby is shut down except for voting. Williams made a motion to table Items D, E, and F until the next Council meeting until staff can speak with Collin County Elections about the expressed concerns, and asked if this would affect any due dates. Storm replied tabling the item would affect the due dates as the Contract is due back to the County before the next Council meeting, and requested Items E and F be considered individually as Dallas and Rockwall County do not utilize the Collin College Wylie campus as a polling location. Williams withdrew his motion.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang, to approve Item D as presented with a caveat that the City Secretary reach out to Collin College and Collin County Elections Administration and voice the concerns made by Council in regards to the security of the election and the location within the College. A vote was taken and the motion passed 6-1 with Councilman Williams voting against.

- E. Consider, and act upon, Resolution No. 2021-24(R) authorizing the City Manager to execute a Joint General and Special Election Services Contract between the City of Wylie and the Dallas County Elections Administrator to be administered by the Dallas County Elections Administrator for the November 2, 2021 Wylie Special Election.**

Council Action

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

F. Consider, and act upon, Resolution No. 2021-25(R) authorizing the City Manager to execute a Joint General and Special Election Services Contract between the City of Wylie and the Rockwall County Elections Administrator to be administered by the Rockwall County Elections Administrator for the November 2, 2021 Wylie Special Election.

Council Action

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

M. Consider, and act upon, the acceptance of the resignation of Historic Review Commission member Bethany Sullivan and appointment of Kali Patton to fill the unexpired term of July 2021 to June 2023.

Council Comments

Mayor Porter asked if this is an additional resignation. City Secretary Storm confirmed it is a new resignation and Ms. Patton is the designated Replacement 2.

Council Action

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

1. Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Commercial Corridor (CC) to Planned Development (PD-CC), to allow for a convenience store with motor fueling, a restaurant with drive-through service, truck fueling and an automatic car wash. (ZC2021-20)

Staff Comments

Planning Manager Haskins addressed Council stating the applicant is requesting to rezone 7.79 acres located on the northeast corner of State Highway 78 and Eubanks Lane. The property is currently zoned Commercial Corridor. The reason for the requested rezoning to a Planned Development is to allow for the construction of Fuel City Travel Center that contains a convenience store with motor fueling, a restaurant with drive-through service, truck fueling, and an automatic car wash. The Planned Development establishes uses that are allowed by right, and by SUP. Uses that are not included in the Planned Development shall be prohibited. The subject property is to be developed with the design standards of the Commercial Corridor zoning district. The property adjacent to the subject property is zoned light industrial to the north and is land owned by the North Texas Municipal Water District. The property to the east is zoned Commercial Corridor with a Special Use Permit and is the location of the City of Wylie Public Safety Building. The properties to the south and west are predominantly zoned commercial with two agricultural tracts of land. The proposed zoning is compatible with the Comprehensive Plan as the uses provide retail and service offerings on a currently zoned Commercial Corridor property facing a major thoroughfare. A Traffic Impact Analysis has been completed. The study concludes that future growth to 2023 and the proposed development do not cause any project intersection to become inadequate. The TIA recommends, and the City will require, a deceleration lane be added to the access point on SH78. The underground fuel tanks will be installed, operated, and monitored as required by the Texas Commission on Environmental Quality (TCEQ) and the Environmental Protection Agency (EPA). Should the request be approved, the approval of a preliminary plat is required prior to development. Haskins reported nine notifications were mailed to property owners within 200 feet as prescribed by state law. From those notifications, one response was received from NTMWD taking no exception to the development, with no responses received in opposition or in favor of the request. After some discussion regarding the citizen's comments, the Commission voted 4-1 to recommend approval with the stipulation of no truck parking from 8:00 p.m. to 6:00 a.m.

Applicant Comments

Joseph Bickham and Mark Dietz, representing Fuel City, addressed Council giving a brief presentation which included: the proposed Wylie site, safety and security, traffic concerns, differences between Fuel City and a truck stop, history of the company, tacos, car wash, endorsement letters from other cities that have Fuel City's, economic benefits, conceptual elevations, and green space/landscaping.

Public Hearing

Mayor Porter opened the public hearing on Item 1 at 7:10 p.m. asking anyone present wishing to address Council to come forward.

Bruce Moilan, Rick Justiss, and Eugene Hauptmann spoke in favor of the proposed change of zoning.

Curtis Gahagan, Dennis Agers, Melissa Young, Al Schoelen, Lance Ainsworth, Brian Condor, Sharon Dowdy, Brandon Kamphaus, Kathy O'Quin, Don Richardson, David Unger, Brian Wolfe, Lenore Evans, and Shirley Gahagan spoke in opposition of the proposed change of zoning.

Mayor Porter closed the public hearing at 8:02 p.m.

Mayor Porter convened the Council into a break at 8:03 p.m.

Mayor Porter reconvened the Council at 8:11 p.m.

Council Comments

Mayor Porter asked the applicant if Council decided to do away with the truck parking, what would the proposed designated truck parking space become. Bickham replied they would turn it into green space or additional employee parking. Porter asked staff about the status of the improvement of Eubanks. Holsted replied a few years ago the City and NTMWD entered into an Interlocal Agreement. Staff is currently working with the railroad and is reaching out to the property owners to acquire the right-of-way. Dietz asked staff for a rough timeline on when construction would begin. Holsted replied construction would start roughly in 15-18 months. Dietz said they would like to work with the City. Porter requested signs be posted that 18 wheelers cannot turn left onto Centennial until the Eubanks construction is completed. Councilman Williams asked about the points of access, if a traffic signal is proposed at Centennial and Eubanks, and if the signage for the proposed zoning change was in compliance. Holsted replied no light is proposed at Centennial and Eubanks and Haskins replied the signage was in compliance with the Zoning Ordinance. Mayor *pro tem* Forrester stated the feedback he heard this evening is the truck parking spaces need to be removed, and regarding light pollution, the City has to do what we can to protect our neighbors. Forrester stated that truckers are necessary. Councilman Mize stated he agreed that any reasonable agreements to alleviate and minimize the negative impact of traffic on Eubanks until the street redevelopment is complete would be ideal, and stated he appreciated the applicant's proposal to an agreement to limit the overnight parking, but was not in favor of removing the parking all together in order to allow drivers the opportunity to be well-rested to increase safety on the roadway. Mize asked how the overnight parking would be enforced. Dietz replied at 8:00 pm they would be asked to leave and then the designated parking spaces would be roped off. Councilman Strang asked Police Chief Henderson if he foresees any challenges or concerns related to the Police Department. Henderson replied there is always the potential for crime to occur at any place, and stated he could not speak specifically to trucks but related it to concerns that they had when hotels first started building in the City. Strang stated he agreed with Mayor *pro tem* Forrester, he does not like the idea of parking, and would prefer more of an in and out situation, and agrees with Chief Henderson that crime can happen anywhere. Councilman Williams stated he toured the Haltom City location and spoke with a local business owner to get their feedback on the facility, and stated he was in favor of not having overnight parking.

Council Action

A motion was made by Councilman Duke, seconded by Councilman Strang, to approve Item 1 as presented with the amendment that downward lighting be required. A vote was taken and the motion passed 6-1 with Mayor *pro tem* Forrester voting against.

- 2. Hold a Public Hearing, consider, and act upon, Ordinance No. 2021-43 adopting a budget for all City funds, including the Wylie Economic Development Corporation (4A) and the Wylie Parks and Recreation Facilities Development Corporation (4B) and appropriating resources for Fiscal Year 2021-2022 beginning October 1, 2021 and ending September 30, 2022.**

Staff Comments

Finance Director Beard addressed Council stating the tax rate proposed for the FY 2021-2022 budget is .643751 per \$100 assessed valuation which is the No New Revenue Rate. The Fund Summary included in the agenda packet shows appropriable funds of \$115,399,253 which represents all operating funds, debt service funds, and capital funds. This total also includes the budgets for the Wylie Economic Development Corporation and the Wylie Parks and Recreation Facilities Development Corporation. The City has met the requirements of Local Government Code Chapter 102 which requires the City to hold a public hearing after providing notice. The vote to adopt the budget must be a record vote. The adoption of the FY 2020-2021 tax rate is presented as a separate item.

Public Hearing

Mayor Porter opened the public hearing on Item 2 at 8:39 p.m. asking anyone present wishing to address Council to come forward.

No one came forward for the public hearing.

Mayor Porter closed the public hearing at 8:39 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 with Mayor Porter, Councilman Duke, Councilman Strang, Mayor *pro tem* Forrester, Councilman Williams, Councilman Wallis, and Councilman Mize voting for.

3. Consider, and act upon, approving the property tax revenue increase reflected in the budget.

Staff Comments

Finance Director Beard addressed Council stating the tax rate needed to support the newly adopted FY 2021-2022 Budget is .643751 per \$100 assessed valuation. This tax rate is the No New Revenue Tax Rate and represents a decrease of \$.028228 (2.8228 cents) from the tax rate of FY 2020-2021. This agenda item is required by state law because there will be an increase in the total tax revenue the City receives due to new property that was added to the tax roll and an increase in the total property assessed valuation. Section 102.007 of Texas Local Government Code and passage of HB 3195 requires the governing body to hold a separate vote to ratify the increase in property tax revenue that is reflected in the budget.

Council Action

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

4. Hold a Public Hearing on the proposed tax rate of \$0.643751 per \$100 assessed valuation for fiscal year 2021-2022 and provide all interested persons an opportunity to be heard, either for or against the tax rate.

Staff Comments

Finance Director Beard addressed Council stating on August 10, 2021, the City Council voted to accept the calculation of the No New Revenue Tax Rate, the Voter Approval Tax Rate, and the proposed tax rate for the 2020-2021 budget. Because the proposed tax rate is the No New Revenue Tax Rate and lower than the Voter Approval Tax Rate, the City is not required to hold a public hearing, but in the interest of transparency, a public hearing was scheduled for this evening so that citizens may be heard. All of the required tax information was published in the City's official newspaper, The Wylie News, on August 18 in the "Notice of Meeting to Vote on Tax Rate." All interested persons shall be given an opportunity to be heard, either for or against the proposed tax rate. After the public hearing Council will need to approve the M&O tax rate and the I&S tax rate separately.

Public Hearing

Mayor Porter opened the public hearing on Item 4 at 8:43 p.m. asking anyone present wishing to address Council to come forward.

No one came forward for the public hearing.

Mayor Porter closed the public hearing at 8:43 p.m.

5. Consider, and act upon, Ordinance No. 2021-44 fixing the M&O tax rate/levy for the Tax Year 2021 and Budget Year 2021-2022 at \$0.491864 per \$100 assessed valuation.

Staff Comments

Finance Director Beard addressed Council stating Texas Property Tax Code Section 26.05(a)(1) requires that each of the components be approved separately. The proposed Maintenance and Operations (M&O) rate of \$0.491864 will generate a General Fund Levy of \$28,142,536.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams, which stated: I move to approve an ad valorem tax rate of \$0.491864 on each \$100 of assessed valuation of taxable property for general city purposes and to pay the current maintenance and operations expenses of the City of Wylie, for the fiscal year ending September 30, 2022, and to adopt Ordinance No. 2021-44, fixing and levying the same for a total tax of \$0.643751 on each \$100 of assessed valuation. A vote was taken and the motion passed 7-0 with Mayor Porter, Councilman Duke, Councilman Strang, Mayor *pro tem* Forrester, Councilman Williams, Councilman Wallis, and Councilman Mize voting for.

6. Consider, and act upon, Ordinance No. 2021-44 fixing the I&S tax rate/levy for the Tax Year 2021 and Budget Year 2021-2022 at \$0.151887 per \$100 assessed valuation.

Staff Comments

Finance Director Beard addressed Council stating Texas Property Tax Code Section 26.05(a)(1) requires that each of the components be approved separately. The proposed Interest and Sinking (I&S) rate of \$0.151887 will generate a Debt Service Levy of \$8,696,273.

City Manager Holsted commended Council and staff for their work on the budget.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams, which stated: I move to approve an ad valorem tax rate of \$0.151887 on each \$100 of assessed valuation of taxable property for the purpose of creating an Interest and Sinking Fund with which to pay the interest and principal of the valid bonded indebtedness, and related fees of the City of Wylie, now outstanding, for the fiscal year ending September 30, 2022, and to adopt Ordinance No. 2021-44, fixing and levying the same for a total tax of \$0.643751 on each \$100 of assessed valuation. A vote was taken and the motion passed 7-0 with Mayor Porter, Councilman Duke, Councilman Strang, Mayor *pro tem* Forrester, Councilman Williams, Councilman Wallis, and Councilman Mize voting for.

Mayor Porter convened the Council into a break at 8:49 p.m.

Mayor *pro tem* Forrester left the meeting at 8:49 p.m.

Mayor Porter reconvened the Council at 8:57 p.m.

7. Consider, and act upon, a recommendation to the Wylie City Council for the final artist and design for Fire Station #4 Public Art Project at a cost not to exceed \$81,000.

Staff Comments

Public Art Coordinator Ehrlich addressed Council stating before Council tonight is an unanimously chosen recommendation from the Fire Station #4 Selection Panel and the Public Art Advisory Board. A three-member Fire Department panel consisted of Fire Chief Brandon Blythe, Battalion Chief Casey Nash, and Captain Andrew Johnson gave input that they would like to see the theme chosen as “9/11” honoring the 343 firefighters killed during the Twin Towers rescue and recovery effort on the 20th Anniversary of the horrendous event.

The Public Arts Advisory Board issued a Call for Artists and received 75 submissions for this project. The Selection Panel narrowed it down to three semi-finalists who were asked to come to the City to present their art piece and receive feedback from the public regarding art for this site. Terrance Martin was chosen unanimously for his piece “Never Forget.” Artist Terrance Martin was present via Zoom to present his project.

Terrance Martin gave a brief presentation of the art piece “Never Forget.”

Ehrlich added Jim Gallucci, an artist that submitted for this project but was not chosen, is donating the piece of the tower to be included as part of the art piece and will be recognized on the plaque. Ehrlich stated three Public Art Board members were also present.

Council Comments

Council commended the design of the proposed art piece, staff, and the Public Art Board.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Williams, to approve Item 7 as presented. A vote was taken and the motion passed 6-0 with Mayor *pro tem* Forrester absent.

RECESS CITY COUNCIL

Mayor Porter recessed the City Council so that the Parks and Recreation Facilities Development Corporation could meet at 9:20 p.m.

CALL TO ORDER THE WYLIE PARKS & RECREATION FACILITIES DEVELOPMENT CORPORATION (4B)

Chair Porter called the Parks & Recreation Facilities Development Corporation (4B) to order at 9:24 p.m. The following members were present: Matthew Porter, Timothy T. Wallis, David R. Duke, Scott Williams, Scott Hevel, and Brian Willeford. Emmett Jones was absent.

1. Consider, and act upon, approval of August 25, 2020 Regular Wylie Parks and Recreation Facilities Development Corporation (4B) meeting minutes.

Board Action

A motion was made by board member Williams, seconded by board member Duke, to approve Item 1 as presented. A vote was taken and the motion passed 6-0 with board member Jones absent.

2. Consider, and act upon, approval of the FY 2021-2022 4B Budget and authorize expenditures for the FY 2021-2022 Community Services Facilities Capital Improvement Plan.

Staff Comments

Finance Director Beard addressed the board stating the activities of the 4B Corporation are accounted for in two fund types: 4B Sales Tax Revenue Fund and the 4B Debt Service Fund. The 4B Sales Tax Revenue includes departments for the Brown House, Senior Activities, Recreation Center, Stonehaven House, a portion of Parks and also Combined Services. The proposed revenues for the FY 2021-2022 budget year are \$4,361,416. Proposed expenditures of \$4,114,986 include a reclass of a part-time GSS position to full time, the replacement of Valentine Park Playground, Founders Softball Infield Replacement Fields C and D, Irrigation pump for Founders Softball, a replacement Utility tractor as well as other equipment. \$120,000 is also budgeted for Stonehaven House Phase I. A very healthy fund balance of \$4,814,956 is projected and the fund balance policy requirement is 25 percent of budgeted sales tax revenue which is equal to \$910,860. The 4B Debt Service Fund will make bond payments of principal and interest for FY 2021-2022 totaling \$383,625 which is supported by a transfer from the 4B Sales Tax

Revenue Fund. The current outstanding principal debt for the 4B fund is \$1,460,000 which will be completely paid off in FY 2025.

Board Comments

Board member Williams asked what the debt service is from. Beard replied it is for the portion of the land the Recreation Center was constructed on.

Board Action

A motion was made by board member Williams, seconded by board member Duke, to approve Item 2 as presented. A vote was taken and the motion passed 6-0 with board member Jones absent.

ADJOURN 4B BOARD

A motion was made by board member Hevel, seconded by board member Willeford, to adjourn the 4B Board meeting at 9:31 p.m. A vote was taken and the motion passed 6-0 with board member Jones absent.

RECONVENE INTO REGULAR SESSION

Mayor Porter convened the Council into Regular Session at 9:31 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 9:32 a.m.

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.

ES1. Consider the sale or acquisition of properties located at FM 544/Cooper, Jackson/Oak, 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: 2017-10a, 2020-11b, 2021-4a, 2021-6a, and 2021-8a.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter reconvened the Council into Open Session at 10:53 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 to Ordinance Nos. 2021-41, 2021-42, 2021-43, and 2021-44 into the official record.

ADJOURNMENT

A motion was made by Councilman Williams, seconded by Councilman Strang, to adjourn the meeting at 10:56 p.m. A vote was taken and motion passed 6-0 with Mayor *pro tem* Forrester absent.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary