



Wylie City Council

Minutes

Regular Meeting

February 23, 2021 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Mayor Matthew Porter called the regular meeting to order at 6:00 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Mayor *pro tem* Jeff Forrester, Councilwoman Candy Arrington, 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; Public Information Officer Craig Kelly; Finance Director Melissa Beard; Planning Manager Jasen Haskins; Public Works Director Tim Porter; Public Art Coordinator Carole Ehrlich; Library Director Ofilia Barrera; WEDC Executive Director Jason Greiner; City Secretary Stephanie Storm, and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

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

CITIZEN COMMENTS ON NON-AGENDA ITEMS

Members from the Wylie FFA were present to address Council regarding the Wylie Show and Sell that will be held on March 24-27, 2021.

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 February 9, 2021 Regular City Council and Work Session Meeting Minutes.**
- B. **Consider, and act upon, the approval of an Agreement for Ambulance Billing Services between Wylie Fire Department and Paramedics Logistics Operating Company, LLC Plus, and authorizing the City Manager to execute any necessary documents.**

- C. Consider, and act upon, Ordinance No. 2021-13, for a change in zoning from MultiFamily (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. (ZC 2020-17).
- D. Consider, and act upon, a final plat, being a replat of Lot 2 Block A of the Holiday Express Wylie Addition, establishing two commercial lots on 2.988 acres, generally located on the southwest corner of FM 544 and Sanden Boulevard.
- E. Consider, and act upon, authorizing the City Manager to sign a Development Agreement, between the City of Wylie and ABSAR, LLC regarding the use of building materials for property located at 1012 E. Brown Street.
- F. Consider, and act upon, the approval of a vendor application for 1Lt. Robert F. Welch Run for Heroes Lunch event at Olde City Park on April 17, 2021.
- G. Consider, and act upon, the approval of a vendor application for Wylie Baseball and Softball Association equipment swap at Community Park and Founders Park on March 6, 2021.
- H. Consider, and act upon, the approval of a vendor application for Wylie Christian Care Taste of Wylie Event at Olde City Park on May 3, 2021.
- I. Consider, and act upon, accepting a donation to the City in the amount of \$5,779 from the Catholic Foundation of the Estate of Rita and Truett Smith.
- J. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for January 31, 2021.
- K. Consider, and place on file, the City of Wylie Monthly Investment Report for January 31, 2021.

Council Action

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

REGULAR AGENDA

- 1. Consider, and act upon, Resolution No. 2021-07(R) establishing a public newspaper of general circulation to be the “Official Newspaper” for the City of Wylie.

Staff Comments

City Secretary Storm addressed Council stating the City of Wylie Home Rule Charter states the City Council shall declare an official newspaper of general circulation in the City. All captions of ordinances, notices and other matters required to be published by the Charter, by City ordinances, or by the constitution and laws of the State of Texas, shall be published in the official newspaper. Staff is requesting Council establish an official newspaper for the City, and included in the packet is information for both the Wylie News and Dallas Morning News.

Council Comments

Mayor Porter confirmed, based on the information provided, the more affordable option for the City would be the Wylie News. Storm stated the publication rates for the Dallas Morning News have not changed the last two years and The Wylie News did increase the legal notices from \$3.05 to \$3.20 but did not increase the classified or display rates. Porter confirmed the Wylie News rate still appeared as the lower rate. City Manager Holsted confirmed that was correct. Mayor *pro tem* Forrester stated he felt the City had better coverage with

the Wylie News rather than the Dallas Morning News as the Dallas Morning News has gone more to an electronic publication where the Wylie News is still doing print and electronic publication. Councilman Mize agreed with the greater circulation in Wylie, the Wylie News is able to reach more City residents.

Council Action

A motion was made by Councilman Duke, seconded by Councilman Strang, to approve Resolution No. 2021-07(R) establishing the Wylie News as the “Official Newspaper” of the City of Wylie. A vote was taken and motion passed 7-0.

- 2. Consider, and act upon, a recommendation to the Wylie City Council for the final design “Heart of Wylie” by Shea Ameen and the fabrication of a mural to be located at 104 S. Ballard, Block 4, Lot 3 Keller’s Addition, north-facing exterior wall; and an agreement between the City of Wylie and Collin County Community College (Quad C) in the amount of \$5,000 to provide scholarships to students majoring in art studies, and authorizing the City Manager to execute any necessary documents.**

Staff Comments

Public Arts Coordinator Ehrlich addressed the Council stating the Wylie Public Arts Advisory Board has recommended more art in Wylie’s Historic Downtown area. The idea was to place art where visitors to the downtown area could take a photo or just enjoy the art as they shop. The proposed art would be temporary in nature, low cost, and would allow one project each year. The art chosen this year was Shea Ameen and the art presents a wink at the Wide Awake Wylie with the eye and shows the Heart of Wylie being the City of Wylie. The selection committee highly recommended this design over the other two proposals received. Ehrlich stated the Board would like to get Council’s thought on the art and to see if the Board is proceeding in the right direction.

Ehrlich stated there is a proposed contract with the College; however, the property owners have decided that they do not mind the art being on the wall; however, they do not want to sign a Lease Agreement that would not let them be released from the contract any time after the artwork is fabricated. Ehrlich stated even though the art is temporary in nature, the goal would be for the art to be up at least three to four years. This change would be something the Public Art Board nor Council would be comfortable with; therefore, the board would need to explore the other wall adjacent to the proposed location.

Council Comments

Councilwoman Arrington stated she understands the direction of the Board but felt that not many citizens understand the Heart of Wylie and thought maybe utilizing Wide Awake Wylie with the eye instead. Councilman Strang stated he would like to see an art piece more historical in nature downtown and did not feel it was the correct location for this type of art. Ehrlich responded the idea behind the proposed mural was for it to be fun, used as a photoshoot backdrop, and to be different from the mural on the other side of the wall which is more historical in nature. Mayor *pro tem* Forrester expressed concerns with not having a Lease Agreement in place for the reason that if the art is painted on the wall, the property owner could take it down soon after, if they chose, and placing the mural next to a vacant lot which could later be developed and could potentially cover up the art piece. Forrester stated he thought this very fun painting would fit perfectly near the proposed aquatics center. Mayor Porter asked City Manager Holsted for an update on the vacant lot next to the proposed mural. Holsted stated it is currently going through Planning and Zoning and will come to Council for consideration. Porter asked would there be permanent or temporary structures that could potentially block the artwork. Holsted replied that it could be either permanent or temporary, dependent on what the property owner chooses. Councilman Mize thanked the artist for her submission and stated he liked the bright, vibrant, and fun colors, and gave some suggestions regarding the use of the eye and the meaning for the Heart of Wylie. Mayor Porter thanked the artists for their submissions and expressed concerns with the proposed location with the possibility of the artwork being covered up, and felt this type of artwork would be a great piece by the proposed aquatics center opposed to the downtown historic district. Councilman Wallis stated he appreciated things that bring beauty to the City, enjoyed the fun in the piece of art, and appreciated

the work put into the artwork. He made suggestions regarding the artwork and statements regarding Heart of Wylie and Wide Awake Wylie, expressed concerns with not having a Lease Agreement in place, and agreed the proposed aquatic center would be a good location for this artwork. Councilman Duke expressed concerns with the lack of a Lease Agreement, the possibility of the artwork being covered up, and stated he thought the artwork was beautiful but did not feel it reflects the City of Wylie.

Ehrlich stated based on the feedback this evening, the Board will wait on proceeding with putting the artwork up downtown. Porter and Forrester asked if Council could secure the artwork for future use and proceed with furthering the arts with the scholarship program with the College. Holsted and Ehrlich replied staff could bring back an item for the design and scholarship if that was the Council's desire. The consensus of Council was to bring back an item to secure the design for future use and proceed with the scholarship program with the College.

Erika McIlnay, Art Coordinator for Quad C, Wylie Campus addressed Council thanking them for their consideration of the artwork and the scholarship program, and commended the artist, Shea Ameen, for the hard work put in to create a beautiful piece of art.

Council Action

No action was taken by the City Council.

- 3. Hold a Public Hearing, consider, and act upon, a change of zoning from Agricultural District (AG/30) to Townhouse District (TH), to allow for single family attached residential development on 1.83 acres, generally located at the southwest corner of Brown Street and WA Allen Boulevard. (ZC 2021-01).**

Staff Comments

Planning Manager Haskins addressed Council stating the applicant is requesting to withdraw this item from consideration. The applicant was requesting to rezone 1.83 acres located on the southwest corner of Brown Street and W.A. Allen Blvd. The property is currently zoned Agricultural and the applicant was requesting to rezone to Townhouse (TH) to allow for townhouse units. The applicant provided a zoning exhibit to demonstrate the feasibility of developing the property under the Townhouse District zoning category. If the zoning was to be approved the zoning exhibit would not have been made as part of the ordinance and a plat would be required before development as it was straight zoning.

Haskins stated during the Planning and Zoning Commission meeting, some concerns voiced by residents included drainage, potential other uses, and visibility. The applicant is willing to screen the area that the citizens had concerns regarding the visibility. The Commission voted 6-0 to recommend disapproval; therefore, a ¾ majority vote by Council would be required to approve. The applicant requested to withdraw this item at that time, but would still like Council's input.

Public Hearing

Mayor Porter opened the public hearing on Item 3 at 6:41 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 6:41 p.m.

Council Comments

Mayor *pro tem* Forrester stated he understood the concerns regarding visibility and privacy, and felt that putting a green screen up would not be enough of a screen to block the visibility, and stated he was not sure if this was the right location for the townhomes. Councilman Mize stated he understood the concerns regarding the visibility and privacy, but felt the creation of a green screen could potentially resolve some of the concerns.

Councilman Strang stated he would like to have additional information on the type of trees, how mature, and how tall that would be used for the green screen stating he had concerns that the trees would need to be tall and during winter, most trees lose their leaves and therefore, there would be no screen during that time. Councilmen Wallis and Duke, Councilwoman Arrington agreed with Forrester regarding the use of the property for townhomes, and agreed with Strang regarding the height of the trees and the losing its leaves and there being no green screen for months at a time. Mayor Porter expressed he felt there would need to be a lot of specificity around a planned development and also expressed concerns with the type of tree and height of tree used for the green screen, the volume of the townhomes being right at what is allowable, and allowing the southern neighbors to have input.

Applicant Comments

The applicant addressed Council stating he will make a good quality home if given the opportunity.

Council Action

A motion was made by Councilman Mize, seconded by Mayor *pro tem* Forrester, to accept the request to withdraw the item. A vote was taken and motion passed 7-0.

Mayor Porter convened the Council into a brief recess at 6:53 p.m.

Mayor Porter convened the Council into Work Session at 6:59 p.m.

WORK SESSION

WS1. Downtown Study Presentation.

Public Information Officer Kelly addressed Council stating staff has been working with members of the community and North Central Texas Council of Governments (NCTCOG) regarding the downtown study.

Shawn Conrad, representing NCTCOG addressed Council (virtually) give a presentation addressing the project background, NCTCOG's role, project overview and goals, project schedule and activities to date; existing conditions including the current traffic and pedestrian safety conditions, current roadway configuration, concepts for roadway reconfiguration, parking conditions, parking availability, wayfinding and signage, land-use and zoning, and lighting; public engagement and prioritizing goals including stakeholder and community engagement, community survey results, and prioritizing goals; and recommendations and implementation strategies including highlighted areas.

Mayor Porter expressed concerns with the length of the parking spaces, parallel parking, the area to drive down Ballard, and the need to be realistic with future plans understanding what spaces are truly available and would not be developed in the future. He agreed something needs to be done for pedestrian access on the sidewalks in front of the businesses but added it will need to include an examination of one-way streets or give up parking in order to make it safe. He agreed infrastructure need to be first and foremost but need to make sure the infrastructure is for long term usage. Mayor *pro tem* Forrester stated a traffic impact analysis (TIA) would be important to see what best works as we begin to develop the plan. Forrester expressed it is important to keep the "pearl" of downtown Wylie; to maintain the look and feel of downtown, and to look at expanding the downtown historic district to help create greenspace and walkability. Forrester added lighting and signage need to be a package with branding for the downtown. Councilwoman Arrington stated losing any parking on Ballard will be detrimental to daytime traffic as shoppers prefer convenience when going into a business, and expressed concerns with the space allotted for large vehicles and parallel parking. Councilman Wallis stated infrastructure needs to be the first focus because without it we won't bring business in and offer walkability. Wallis stated parallel parking can be done, but with the width proposed it is narrow, agreed the TIA is something we need to look into to see if it is feasible, stated adding signage can help direct users where to park, and agree that we have to plan for the spaces that maybe developed later. Wallis and Porter questioned why maintaining historic character and create a beautiful place is low on the priority list in the study when

83% of citizens said they liked that about downtown, and emphasized that we need to keep at least keep that as a middle goal. Councilman Mize agreed maintaining a small town feel is important to residents, expressed that we need do everything we can to maintain two way streets as one way streets are more car centric and by moving to them we begin to replicate larger cities, stated accessibility is important and we need to ensure downtown is welcoming to everyone by moving towards ADA compliance so that anyone can feel welcome, stated safety is important and we need to invest in safety devices and infrastructure to ensure we give pedestrians the priority to cross the streets, expressed we need to do everything we can to increase walkability, possibly include access for bicycles and increase signage and markings on the road that remind drivers that bicycles have the same usage as vehicles do, liked the idea of the creation of additional green space, agreed with adding signage for parking and letting drivers know other options for parking which could be a potential investment for the businesses, and possibly adding designated biking lanes on side streets where there is less emphasis on parking. Mayor Porter stated adding green space for the Brown House project would be a great item to highlight in the future, and as we move forward, we should look at the potential funding from new developments to dedicate towards this project. Porter agreed the TIA would be one of the first steps in order to move forward and include projections given for the expansion of Parker Rd. and the redevelopment of Brown and 78 as both projects will increase traffic.

Bobby Heath, with the Downtown Merchants Association, addressed Council stating he was excited to see the plans move forward and look forward to working with the City.

Council expressed appreciation of the hard work put into this study and thanked everyone involved.

RECONVENE INTO REGULAR SESSION

Mayor Porter convened the Council into Regular Session at 7:52 p.m.

READING OF ORDINANCES

City Secretary Storm read the caption to Ordinance No. 2021-13 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Mize, to adjourn the meeting at 7:53 p.m. A vote was taken and motion passed 7-0.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary