



# Wylie City Council Minutes

June 22, 2021 – 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 6:00 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; Library Director Ofilia Barrera; Public Information Officer Craig Kelly; Economic Development 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 Wallis led the Pledge of Allegiance.

## PRESENTATIONS & RECOGNITIONS

### **PR1. Outgoing Wylie Boards and Commission Members.**

Mayor Porter and Mayor *pro tem* Forrester presented gifts of appreciation to outgoing board and commission members thanking them for their service. Outgoing board and commission members present included: Bobby Heath, Jr., Debbie Loraine, Kristin Dodd, Anita Jones, and John Yeager.

### **PR2. Proclamation honoring John Yeager for Years of Service to the Economic Development Corporation.**

Mayor Porter and Mayor *pro tem* Forrester presented Mr. John Yeager a proclamation proclaiming June 22, 2021 as John Yeager Day in the City of Wylie thanking him for his 31 years of service on the Wylie Economic Development Corporation, and recognized him as the longest serving member of an Economic Development Corporation in the state of Texas.

### **PR3. Oath of Office for Incoming Wylie Boards and Commission Members.**

Associate Municipal Court Judge Ashley McSwain administered the Oath of Office to the newly appointed board and commission members in attendance.

### **PR4. Parks & Recreation Month Proclamation.**

Mayor Porter stated he has issued a proclamation for Parks and Recreation month and will present it to the Parks and Recreation employees during business hours.

## CITIZEN COMMENTS ON NON-AGENDA ITEMS

There were no citizens present wishing to address the Council.

## **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 June 8, 2021 Regular City Council Meeting minutes.**
- B. Consider, and act upon, a Preliminary Plat for Dominion of Pleasant Valley Phase 5, to establish 68 single family residential lots and five open space lots on 25.822 acres, property generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.**
- C. Consider, and act upon, a Final Plat for Inspiration Phase 4B, to establish 19 single family residential lots and one open space lot on 8.85 acres, property generally located on Meziere Sky Drive and April Dew Way in the City of Wylie's Extraterritorial Jurisdiction.**
- D. Consider, and act upon, the approval of the purchase of W2021-90-I Outdoor Rotating Pole Sirens from Mass Notification Solutions/American Signal Corporation in the estimated amount of \$49,964.96 through a cooperative purchasing contract with TIPS (The Interlocal Purchasing System) Cooperative, and authorizing the City Manager to execute any necessary documents.**
- E. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of May 31, 2021.**
- F. Consider, and place on file, the City of Wylie Monthly Investment Report for May 31, 2021.**
- G. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for May 31, 2021.**
- H. Consider, and act upon, Resolution No. 2021-15(R), a Joint Resolution of the City of Wylie, Texas and Collin County in a cooperative transfer of property for the mutual benefit of both parties; authorizing the City Manager of the City of Wylie to execute a Special Warranty Deed to grant, sell, and convey to Collin County a 0.2157 acre (9,395 square feet) tract of land and temporary construction easement on a 0.0723 acre (3,151 square feet) tract of land, both of which are situated in the Francisco De La Pina Survey, Abstract No. 688, Collin County, Texas; authorizing the County Judge of Collin County to execute a Special Warranty Deed to grant, sell, and convey to the City of Wylie a 0.3364 acre (14,654 square feet) tract of land in the Francisco De La Pina Survey, Abstract No. 688, Collin County, Texas.**
- I. Consider, and act upon, Resolution No. 2021-16(R) authorizing the City Manager to request Coronavirus State and Local Fiscal Recovery Funds, as provided in the American Rescue Plan Act.**
- J. Consider, and act upon, the acceptance of a donation from the Pirate Cove Playground Foundation of \$7,000 for accessible playground swings.**

Mayor Porter stated staff requested Item J be removed from the Consent Agenda and considered individually.

### **Council Action**

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

## **REGULAR AGENDA**

- J. Consider, and act upon, the acceptance of a donation from the Pirate Cove Playground Foundation of \$7,000 for accessible playground swings.**

### **Council Comments**

Mayor Porter stated the name of the organization should be Blackland Prairie Playground Foundation and not Pirate Cove Playground Foundation.

### **Council Action**

A motion was made by Councilman Strang, seconded by Councilman Williams, to accept a donation from the Blackland Prairie Playground Foundation of \$7,000 for accessible playground swings. A vote was taken and motion passed 7-0.

### **Tabled from 06-08-2021**

### **Council Action**

A motion was made by Councilman Williams, seconded by Mayor *pro tem* Forrester, to remove Item 1 from the table and consider. A vote was taken and the motion passed 7-0.

- 1. Consider, and act upon, the award of JOCPO #W2021-73-I for Brown House ADA Ramp - Phase 1 Improvements and Exterior Siding Repairs to ERC, Inc. in the amount of \$71,477.24, and authorizing the City Manager to execute any necessary documents.**

### **Staff Comments**

City Manager Holsted addressed Council stating staff reached out to ERC, who these improvements are priced through, and the ADA ramp price is under the engineer and architects estimate. Staff provided additional cost breakdown information to Council.

### **Council Comments**

Councilman Williams stated staff provided the requested information and he had a chance to review the information and has no additional questions.

### **Council Action**

A motion was made by Councilman Duke, seconded by Councilman Williams, to approve Item 1 as presented. A vote was taken and the motion passed 7-0.

- 2. Consider, and act upon, Ordinance No. 2021-34 amending Ordinance No. 2020-44, which established the budget for fiscal year 2020-2021; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.**

### **Staff Comments**

Finance Director Beard addressed Council stating the budget amendment request is for two items. The first item is for the \$7,000 donation that was just accepted by Council for the accessible swings, which includes recognizing the \$7,000 donation into the General Fund Contribution/Donation revenue account and adding \$7,000 to the Parks expense budget so the swings can be purchased. The net change to the General Fund budget is zero. The second item is staff recommends the purchase of Google Workspace to establish a 24-month agreement. One year of Google was included in the FY 2021 budget in IT. This request is to transfer \$65,088 from the Combined Services budget to the IT budget to pay for the 2nd year of the contract.

### **Council Comments**

Mayor Porter asked if this is a one-time or recurring expense. Beard replied it would be a recurring expense as long as the City utilizes Google.

### **Council Action**

A motion was made by Councilman Strang, seconded by Councilman Mize, to approve Item 2 as presented. A vote was taken and the motion passed 7-0.

3. **Consider, and act upon, the approval of the purchase of Google Workspace Enterprise Standard Accounts from SADA Systems, Inc., in the estimated annual amount of \$130,176.00 through a cooperative purchasing contract with the Texas Department of Information Resources (DIR), and authorizing the City Manager to execute any necessary documents.**

#### **Staff Comments**

Purchasing Manager Hayes stated one-year funding for this item was budgeted this year; however, when the City received the agreement from the authorized reseller, they would not remove the 24-month term. The amendment funds the second year and will be re-budgeted in the 2022-2023 budget.

#### **Council Comments**

Mayor Porter asked if it will then become an annual or bi-annual contract. Hayes replied if the City stays with the current reseller she believes it will be for multiple years. Mayor *pro tem* Forrester asked if the language in the agenda that states “in the estimated annual amount of \$130,176.00” is correct since this is for two years. Hayes replied that verbiage is not correct and should read “in the estimated contract amount of \$130,176.00.” Councilman Williams asked if staff foresees any issues with the terms being for 24 months instead of 12 months with any needed changes going forward. Hayes replied she cannot speak to the technicality of it, but from a contractual standpoint, the underlying cooperative contract does not expire until the end of the 24-month term and allows for changes as needed.

#### **Council Action**

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang, to approve the purchase of Google Workspace Enterprise Standard Accounts from SADA Systems, Inc., in the estimated contract amount of \$130,176.00 through a cooperative purchasing contract with the Texas Department of Information Resources (DIR), and authorizing the City Manager to execute any necessary documents. A vote was taken and the motion passed 7-0.

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

### **WORK SESSIONS**

#### **WS1. Joint Work Session with the Citizens Bond Advisory Committee to discuss the Committee recommendations.**

City Manager Holsted addressed Council stating the Committee held four meetings during the months of April and May and appreciated the Committee's time. The Committee elected to bring forward for Council consideration the top nine projects, which included Lavon Lake Parks, McMillen Drive, Park Boulevard, culvert/bridge repair, intersection/signal improvements, street/alley replacement, downtown improvements, Founders Park, and Stone Road, totaling \$78,750.00.

Committee members present included: Jameson, Rolfson, Stone, Stephens, Welch, Pickens, McDonald, Razo, and Jameson.

Committee Chair Jameson addressed Council thanking Council, Committee members, and staff for their service. Jameson stated the Committee put together a moderate bond package for Council to consider and looks forward to the feedback.

Mayor Porter asked if the Committee wanted Council to cull the list down or is the list as presented to present to the voters, as the cost of the top nine is about an \$.11 tax increase. Jameson replied that the goal of the Committee was to be conservative with the amount put before the citizens and focus on priorities that meet the needs of the citizens.

### **Committee Comments**

Committee member Pickens addressed Council stating the Lake Lavon parks would be good and would bring outsiders into the City; however, he would like to see this be a phased approach. He stated he does not want the City getting into renting properties and suggested looking at an outside source. Pickens stated McMillen Road is needed and added the Senior Center expansion is important; however, the amount put before the Committee was a lot of money.

Committee member Welch addressed Council stating Lake Lavon has lots of interest and potential. She stated after seeing the dollar amounts she no longer is for an aquatic center. Welch stated McMillen Road needs to be addressed; Founders Park improvements, especially parking, is a real need; and the Senior Center expansion is a need but the proposed cost is high and suggested possibly looking at other opportunities for improvement or a phased approach.

Committee member Rolfson addressed Council stating, based on the feedback received from the survey provided to citizens, hike, bike, and walking trails and playgrounds were a high priority; splash parks were bundled with the aquatics center when presented to the Committee; however, it was high on the citizen survey; there is a need for improvements to Lake Lavon but asked if the proposed lease has been discussed; McMillen Road improvements is needed; Senior Center expansion cost is high but does need to be addressed; and stated she was going off of the survey of what the citizens wanted to see.

Committee member McDonald addressed Council stating he is confident with the recommendations made by the Committee and encouraged Council to approve the majority of top nine projects as they deal with infrastructure and is a priority as we continue to grow; the City needs something for kids whether it be Lake Lavon, pool, or splash park; and would like to do something with the Senior Center expansion, but the proposed cost was high.

### **Citizen Comments**

Candy Arrington addressed Council asking about the amounts proposed for the Lake Lavon and McMillen Road projects; stated McMillen Road improvements need to be made; stated the Senior Center has been banded over the years and while she understands the large price tag these are the Seniors and the people we need to respect and cautioned against a phased approach because it may be difficult to find the money later.

### **Council Comments**

Mayor Porter responded no agreement or lease term has been reached with Lake as of now, explained the cost differences in response to Ms. Arrington's questions, thanked Committee members, former Councilwoman Arrington and Mayor *pro tem* Stephens, and staff for their service and time, and reviewed the timeline for the proposed bond election.

The consensus of Council was to move forward with putting McMillen Road and Park Boulevard improvements on the ballot for a November 2021 bond election.

Mayor Porter stated there may be funding available to do some of the smaller, \$2-\$4 million, projects if Council desires, and asked if there were any projects below the top nine that Council would like to discuss.

Mayor *pro tem* Forrester stated he would like to see the Senior Center expansion moved up and taken into consideration. Mayor Porter requested additional information from staff on the Senior Center expansion. Holsted replied the 2018 feasibility study recommended a few phases and options so staff can bring back options and pricing at a future meeting.

Councilman Wallis stated he would like to discuss the outdoor aquatics further, and stated he loves the Lake but to invest that amount of money on something the City does not own, or have a significant lease on, is worrisome. Wallis also stated some people do not feel comfortable swimming in a lake so would the City be excluding a group of people. Wallis stated aquatics ranked high with the citizens, and to let the voters decide.

Councilman Williams stated he would like to see additional information on Senior Center expansion and Sachse Road.

Councilman Mize stated he agreed with Councilman Wallis that the aquatics center should be prioritized as it will enhance the family friendly nature of the City and the quality of life for the senior citizens, and bring an economic benefit to the City. He stated his preference is to have both indoor and outdoor included, but also understands the benefits of staggering the projects as long as both are completed in the next decade. Mize stated he agrees with Mayor *pro tem* Forrester regarding Senior Center, and added if the City was to push one project towards 2028, when some of the current bonds will retire, he would prioritize aquatics and over the Lake to ensure the negotiations with the Corp conclude in a mutually beneficial way. Mize stated he agreed with using additional funds to do some of the smaller infrastructure projects to allow for the bigger ticket items.

Mayor Porter stated he agrees with looking at additional information on the Senior Center expansion, agrees with the Lake being important but the City has to reach the right agreement with the Corp, requested additional information on Sachse Road as it is on Dallas County's list of potential projects and the expectation is for the City's to have their matching funds available or they move to the next project, and stated he has concerns with proceeding with Stone Road improvements at this time as the County is currently conducting a study and has not determined if they are going to expand it to four lanes or not yet.

Mayor *pro tem* Forrester stated he would like to look at items 4-7, which include culvert/bridge repair, intersection/signal improvements, street/alley replacement, and downtown improvements, at a more granular level as they are broad in nature.

Councilman Mize stated he agrees with the Mayor regarding Sachse Road for the City to be prepared to take advantage of that opportunity if it arises as it is a major thoroughfare for traffic.

Mayor Porter invited the Committee members and the public to attend the next two meetings to allow input as Council continues to narrow the projects down, and stated the final decision will be made in August.

Mayor Porter convened the Council into a break at 7:26 p.m.

Mayor Porter reconvened the Council into Regular Session at 7:37 p.m.

## **WS2. 4B Sales Tax Fund and Utility Fund Budget Discussion.**

City Manager Holsted addressed Council stating the Utility Fund Summary includes an estimated beginning fund balance for October 1, 2021 of \$13,284,204, proposed revenues of \$25,170,434, proposed expenses of \$20,843,333, no recommended recurring expenses, recommended one-time expenses of \$317,500, and an estimated ending fund balance for September 30, 2022 of \$17,293,805. This assumes 7.25% water rate increase and 2.75% sewer rate increase per the 2020 rate study, and includes revenue benefits projected from Johnson Control's Investment Grade Audit.

The recommended one-time expenses include: Texas 811 Utility Locate Contract, motor vehicle replacement for Water Department, skid steer broom attachment, Decker facility privacy screen fence/motor gate, seven portable handheld radios, Wastewater crew leader vehicle, rubber track compact skid loader with trailer, and three vehicle replacements for Meter Services.

Holsted stated the 4B Sales Tax Fund Summary includes an estimated beginning fund balance for October 1, 2021 of \$4,424,873, proposed revenues of \$4,214,890, proposed expenses of \$3,566,990, recommended recurring expenses of \$34,650, recommended one-time expenses of \$432,200, and an estimated ending fund balance for September 30, 2022 of \$4,605,923. This assumes that revenues will be increasing to pre-COVID-19 levels, and FY 20-21 (through June 1, 2021) the User Fees recovered 47% of part-time salaries at Wylie Recreation Center.

The recommended recurring expense includes an upgrade of a part-time Guest Service Specialist (GSS) to a full-time GSS, and one-time expenses include: Stonehaven House Phase I, replacement of Valentine Park playground,

spray rig addition, Founders softball infield replacement fields C&D, replacement of utility tractor, irrigation pump Founders softball complex, turf renovator, new Christmas tree for holiday events, holiday lights for Municipal Complex, and aerobics studio audio upgrade.

Holsted answered questions from Council.

## **RECONVENE INTO REGULAR SESSION**

Mayor Porter reconvened the Council into Regular Session and then into Executive Session at 7:49 p.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 and Cooper, Jackson and Oak, Regency and Steel, State Hwy 78 & Ballard, State Hwy 78 and Birmingham, State Hwy 78 and 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, 2018-9b, 2020-11b, 2021-2b, 2021-4a, 2021-4b, 2021-4c, 2021-4d, and 2021-5a.**

## **RECONVENE INTO OPEN SESSION**

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

Mayor Porter reconvened the Council into Regular Session at 8:43 p.m.

## **READING OF ORDINANCES**

City Secretary Storm read the caption to Ordinance No. 2021-34 into the official record.

## **ADJOURNMENT**

A motion was made by Councilman Strang, seconded by Councilman Duke, to adjourn the meeting at 8:44 p.m. A vote was taken and motion passed 7-0.

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**Matthew Porter, Mayor**

**ATTEST:**

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**Stephanie Storm, City Secretary**