

Wylie City Council Regular Meeting Minutes

October 11, 2022 – 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 6:05 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 Timothy T. Wallis (6:25). Councilman Garrett Mize was absent.

City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Police Chief Anthony Henderson; Finance Director Melissa Beard; Assistant Fire Chief Brian Ritter; Public Information Officer Craig Kelly; Public Works Director Tommy Weir; City Engineer Tim Porter; Project Engineer Jenneen Elkhaid; Purchasing Manager Glenna Hayes; Assistant to City Secretary Erin Day; Parks and Recreation Director Carmen Powlen; Assistant Parks and Recreation Director Brent Stowers; Wylie Economic Development Executive Director Jason Greiner; Public Art Coordinator Carole Ehrlich; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

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

PRESENTATIONS & RECOGNITIONS

PR1. Fire Prevention Week.

Mayor Porter proclaimed the week of October 9-15, 2022 as Fire Prevention Week in Wylie, Texas. Members of Wylie Fire Rescue were present to accept the proclamation.

Assistant Fire Chief Brian Ritter gave a brief history of Fire Prevention Week and urged citizens to make a plan in case of a fire, check smoke detectors, and contact the fire department if assistance is needed.

PR2. Domestic Violence Awareness Month.

Mayor Porter proclaimed the month of October 2022 as Domestic Violence Awareness Month in Wylie, Texas. Kisha Voss, representing Wylie Police Department, and Janet Collinsworth, representing Jericho Village, were present to accept the proclamation.

Voss explained that at the Wylie Police Department they give resources to victims of domestic violence, and expressed her excitement that Agape is coming to town to give assistance. Collinsworth explained how they were able to come to Wylie and gave credit to Voss for her assistance in that. She explained that Agape offers emotional, financial, childcare, transportation, and housing support.

PR3. Wylie Wisecrackers Toastmasters Month.

Mayor Porter proclaimed the month of October 2022 as Wylie Wisecrackers Toastmasters Month in Wylie, Texas. Members of the Wylie Wisecrackers Toastmasters were present to accept the proclamation.

Gary Moore, Vice President of Wisecrackers Toastmasters Club in Wylie, gave a brief history of the Toastmasters Club organization. He advised the club teaches you to speak in public and gave meeting dates and times. Mayor Porter expressed his appreciation for the club's involvement in the community.

Councilman Toby Wallis took his seat at the dais at 6:25 p.m.

PR4. National Dyslexia Awareness Month.

Mayor Porter proclaimed the month of October 2022 as National Dyslexia Awareness Month in Wylie, Texas. Members of the Wylie Independent School District Dyslexia Program and some children and parents affected by dyslexia were present to accept the proclamation.

Mr. Ramirez gave some information about his family's experience with the dyslexia program and explained how it helped his daughters and expressed gratitude for the program.

PR5. Chamber of Commerce Week.

Mayor Porter proclaimed the week of October 17-21, 2022 as Chamber of Commerce Week in Wylie, Texas. Members of the Wylie Chamber of Commerce were present to accept the proclamation.

Members gave introductions and explained how the chamber has 450 members currently and some programs that they host including the rodeo, luncheons, meetings at the library, etc.

PR6. Rail Safety Week.

Mayor Porter recognized the week of September 19-25, 2022 as Rail Safety Week in Wylie, Texas.

PR7. Breast Cancer Awareness Month.

Mayor Porter recognized the month of October 2022 as Breast Cancer Awareness Month in Wylie, Texas.

COMMENTS ON NON-AGENDA ITEMS

No citizens were present wishing to address Council on non-agenda items.

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 September 27, 2022 Regular City Council Meeting minutes.**
- B. Consider, and act upon, Ordinance No. 2022-65 setting the time and place for all regular City Council Meetings in the 2023 calendar year.**
- C. Consider, and act upon, the approval for construction of a new Residential structure in accordance with Ordinance No. 2022-34. Property located at 100 S. Cottonbelt St. within the Downtown Historic District.**
- D. Consider, and act upon, a Final Plat of Lots 1, 2 and 3, Block A of LI 78 Logistics Center, establishing three lots on 22.052 acres, generally located on the southwest corner of State Highway 78 and Wylie East Drive.**
- E. Consider, and place on file, the Animal Shelter Advisory Board report to City Council.**
- F. Consider, and act upon, approval of the Park Event Application from the Wylie P.O.L.I.C.E. Club, a non-profit organization, to hold their annual Wylie P.O.L.I.C.E. Club Co-Ed Softball Tournament fundraiser event in Founders Park on November 5, 2022.**

- G. Consider, and act upon, Ordinance No. 2022-66 amending Ordinance No. 2022-56, which established the budget for fiscal year 2022-2023; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.
- H. Consider, and act upon, the approval of the purchase of Streaming Equipment, Installation and Streaming Services (#W2022-98-I) from Swagit Productions LLC in the amount of \$99,089.00 through a cooperative purchasing contract with The Interlocal Purchasing System (TIPS), and authorizing the City Manager to execute any 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 6-0 with Councilman Mize absent.

REGULAR AGENDA

1. Consider, and act upon, a recommendation by the Public Art Advisory Board for the final artist, design, and contract to commission art for the entrance to the Municipal Walking Trails, not to exceed \$85,000.

Staff Comments

Public Art Coordinator Ehrlich addressed the Council stating the Public Arts Board received 68 submissions for selection. The Board formed a selection committee, which ranked the artists and it was narrowed down to three artists. The selection committee unanimously chose Katy Antill as the winner.

Katy Antill presented a model of her piece, explained the importance of the preservation of the Blackland prairie, and commended the City for its effort. She gave a presentation that highlighted where she got her inspiration from, the features and dimensions of the art piece, where the piece will be located, the materials she will be using, most of which are from the USA, the lighting in the piece, the elements of the piece and how they are relevant to Texas history, the inclusion of Caddo Indian Tribe inspired artwork, the budget for the work, and her business information.

Council Comments

Councilman Williams commended the artist on her work and asked if she would use epoxy grout. She advised that it is a little more expensive but the grout they are using has flex. Mayor *pro tem* Forrester also commented that it was a great piece. Councilman Duke advised he thinks it's a beautiful piece and nice addition to the City. Councilman Strang advised he appreciates the detail that was put into the work. Councilman Wallis thanked her for her time and commended her work on the mosaic.

Council Action

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

Mayor Porter recessed the Council into a break at 7:11 p.m.

Mayor Porter reconvened the Council at 7:18 p.m.

WORK SESSION

Mayor Porter convened the Council into a Work Session at 7:18 p.m.

WS1. Discuss Downtown Traffic Analysis Results - Parking and Sidewalks.

Joshua Smith, representing Lee Engineering, addressed Council giving a presentation on the sidewalk and parking layout results including assumed improvements to Brown Street; assumed improvements at SH 78 and Ballard; assumed improvements at SH 78 and Birmingham; and assumed improvements at College Street.

Questions and comments from Council included why is there a traffic signal at Jackson and not a protected left turn on Birmingham Street, expressed concerns with the possibility of traffic stacking and backing up on Brown Street, expressed concerns that installing a traffic signal at Birmingham Street could result in vehicles stopping on the train tracks when stacking, requested the traffic signal at Jackson be looked at in the future and not at the beginning of the project, and asked questions about the allowance of U-turns on SH 78 at Birmingham Street.

Smith and City Engineer Porter addressed the questions. Porter added the stop lights and specific intersections will be discussed more in detail at a future date; tonight, staff is seeking direction on sidewalk and parking options.

Smith showed four different sidewalk and parking options including: Option 4a-1 (60-degree parking), Option 4a-2 (45-degree parking), Option 4a-3 (30-degree parking), and Option 4a-4 (parallel parking). Smith showed Option 1 with the existing conditions; Option 4a-1 with Birmingham-Ballard as one-way traffic and Jackson Avenue as two-way traffic with 60-degree angled parking on Jackson Avenue and Ballard Avenue and parallel parking on Birmingham Street; Option 4a-2 with Birmingham-Ballard as one-way traffic and Jackson Avenue as two-way traffic with 45-degree angled parking on Jackson Avenue and Ballard Avenue and parallel parking on Birmingham Street; Option 4a-3 with Birmingham-Ballard as one-way traffic and Jackson Avenue as two-way traffic with 30-degree angled parking on Jackson Avenue and Ballard Avenue and parallel parking on Birmingham Street; and Option 4a-4 with Birmingham-Ballard as one-way traffic and Jackson Avenue as two-way traffic with parallel parking on Jackson Avenue, Ballard Avenue, and Birmingham Street. Smith showed parking option details and parking comparisons for the four options.

Pam Wells, representing Wylie Flower Shop, asked if the parallel parking on Ballard Street would be safe with it only being one lane. Mayor Porter replied that it would take time for people to get used to it, and suggested we may have to make the speed limits slower. Wells asked when turning left off of SH 78 to Ballard Street if there were two turning lanes. Mayor Porter replied it will be two lanes until Oak Street. Wells asked if there could be an entrance put up that would keep big trucks from coming down Ballard Street.

Council feedback included moving forward with Option 4a-4 overall except for the area on Ballard Street from Oak Street to SH 78 and there use Option 4a-2.

WS2. Discuss updates to dog park and splash pad schematic designs.

Assistant Parks and Recreation Director Stowers gave a presentation updating Council on the progress and cost estimates of the dog park and splash pads. Stowers reported the main change to the initial dog park schematic was shrinking the two large dog paddocks to about 1.3 acres each.

Councilman Wallis asked if there were any plans to add security lights. Stowers replied there will be four to five poles spread throughout.

Stowers reported the East Meadow Sprayground on Brown Street has changed quite a bit as they added two additional parking bays, and moved the bathroom and splash pad to the west side which did change the design of the splash pad but did not change the square footage. These changes did increase the cost with most of that being the result of the third bay of parking. Stowers reported that it will be designed but may not be constructed at this time. Councilman Williams asked about the budgeted amount and current cost. Stowers advised they are at about \$1.3 million for this splash pad and the additional parking has added \$230,000. Councilman Strang asked for the initial budgeted amount. Stowers replied that \$1.2 million was budgeted for both splash pads. Strang expressed his concern about the cost and where the additional funds are going to come from. Mayor Porter replied there are a few different options from the 4B fund or acquisition and improvement fund. Mayor *pro tem* Forrester added one of the splash pads may be the appropriate location for the art mural discussed by Council last year.

Stowers reported that the Community Park Sprayground only had one update with the mechanical enclosure being moved behind the existing restroom building.

Mayor Porter recessed the Council into a break at 8:35 p.m.

Mayor Porter reconvened the Council into Work Session at 8:45 p.m.

WS3. Discuss the status of the creation of Tax Increment Reinvestment Zones within the City of Wylie.

Economic Development Executive Director Greiner gave a presentation advising that he has been working with the consultant on future appraised values. Greiner reported there is a lot more opportunity on the east side as the west side of the City has been mostly developed. Greiner gave numbers on what it would have looked like if the City had started a TIRZ three to five years ago. Greiner and Parker requested input from Council on what increment they would be interested in looking at so that additional information can be brought back before Council.

City Manager Parker added long-term he looks at build-out, retaining employees, and adding new programs while continuing to adopt the no new revenue tax rate which leaves no money to do those items if that money is designated to the TIRZ.

Council comments and questions included concerns that this is something that could not be utilized within the next 20 years, was the no new tax rate calculated into the future numbers, expressed concern that the TIRZ will be a tax increase, expressed concerns with a TIRZ affecting service to the citizens if Council continues to approve the no new revenue rate, do not think it is a good fit for the City at this time, and this would have been beneficial 15-20 years ago.

Council's direction was to not move forward with the creation of TIRZ with the City of Wylie at this time.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 9:22 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive session at 9:22 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 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 Project 2021-12a.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter reconvened the Council into Open Session at 9:48 p.m.

READING OF ORDINANCES

Title and caption approved by Council as required by Wylie City Charter, Article III, Section 13-D.

Assistant to City Secretary Day read the captions to Ordinance Nos. 2022-65 and 2022-66 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Mayor *pro tem* Forrester, to adjourn the meeting at 9:50 p.m. A vote was taken and the motion passed 6-0 with Councilman Mize absent.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary