

Wylie City Council Regular Meeting Minutes

April 09, 2024 – 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 Sid Hoover, Councilman Scott Williams, and Councilman Gino Mulliqi. Councilman Dave Strang was absent.

Staff present included: City Manager Brent Parker; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Public Information Officer Craig Kelly; City Secretary Stephanie Storm; Finance Director Melissa Brown; Community Services Director Jasen Haskins; Parks and Recreation Director Carmen Powlen; Police Chief Anthony Henderson; Library Director Ofilia Barrera; City Attorney Richard Abernathy; Wylie Economic Development Executive Director Jason Greiner; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

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

PRESENTATIONS & RECOGNITIONS

PR1. Bracha Godsave - Shining The Way Award Term 3.

Mayor Porter presented a medallion to Bracha Godsave demonstrating “Shining the Wylie Way.” Every nine weeks one student from each WISD campus is chosen as the “Wylie Way Student.”

PR2. National Public Safety Telecommunicator Week.

Mayor Porter presented a proclamation proclaiming April 14-20, 2024 as National Public Safety Telecommunicator Week in Wylie, Texas. Telecommunicator staff, Blair Pearce, Christiana Gomez, Robin Livingston, Barbie Morrow, Tristian Porter, Sara Zerger, Julia Maschmann, Amanda Larmer, Karsen Knight, and Paige Payne, were present to accept the Proclamation.

PR3. Wylie Fire Rescue Station 2 Life Save Award.

Mayor Porter, Fire Chief Blythe, and Dr. Madden presented a life-saving award to Dispatchers Robin Livingston, Julia Maschmann, and Karsen Knight, Police Officers Preston Fredericks and Jordan Cantu, Firefighter Paramedic Carlos Puente, EMS Paramedic Jeff Thompson, EMS EMT Kaleb Hunt, Battalion Chief James Brown, Captain Robert Nishiyama, Driver Cory Watts, Firefighter Jordan Davis, and Veterinarian Dr. Meyers for a cardiac arrest call at Parker Road Veterinary Hospital. Veterinarian Dr. Wallis was not present but was recognized. The patient, Mr. Whitaker was present to thank the first responders and citizens.

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.

There were no members of the public 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 March 26, 2024 Regular City Council Meeting minutes.**
- B. Consider, and act upon, a Final Plat being a Replat of Lot 1, Block A of Validus Addition, creating Lot 1R-1 and Lot 1R-2, Block A of Validus Addition on 0.620 acres, located at 1602 and 1604 Martinez Lane.**
- C. Consider, and act upon, Ordinance No. 2024-09 for a change in zoning from Agricultural (AG/30) to Agricultural - Special Use Permit (AG/30-SUP) on 0.055 acres to allow for Telecommunications Tower. Property located at 5085 Bennett Road (ZC 2024-01).**
- D. Consider, and act upon, Resolution No. 2024-14(R) authorizing the City Manager of the City of Wylie to execute the Interlocal Agreement between the City of Wylie, Texas and the East Fork Special Utility District concerning waterline improvements along E. FM 544 from south of Alfred Drive to County Line Road.**

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 Duke and Councilman Strang absent.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 6:27 p.m.

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

If A governmental body may not conduct a private consultation with its attorney except:

- (1) when the governmental body seeks the advice of its attorney about:
 - (A) pending or contemplated litigation; or
 - (B) a settlement offer; or
- (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

ES1. Discuss property located at 2300 McMillen Rd.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter reconvened the Council into Open Session at 7:13 p.m.

REGULAR AGENDA

- 1. Consider, and act upon, the acceptance of the resignation of Stephen Burkett and the appointment of Kevin Hughes to the City of Wylie Historic Review Commission to fill the term of April 2024 to June 30, 2025.**

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams, to approve Item 1 as presented. A vote was taken and the motion passed 5-0 with Councilman Duke and Councilman Strang absent.

- 2. Consider, and act upon, Ordinance No. 2024-10 for a change in zoning from Agricultural (AG/30) to a Planned Development with single-family attached, single-family detached, commercial development, and open space on 25.037 acres. Property located near 605 Country Club Road (ZC 2023-18).**

Staff Comments

Community Services Director Haskins addressed the Council stating at the previous Council meeting, that the writing of the ordinance was approved with the stipulation that building two be flipped with its parking lot which is now reflected on the Zoning Exhibit. In addition, the applicant has voluntarily added a masonry wall that will go along the semi-public area where the courts and clubhouse are and has added a stipulation that there will be an HOA that will have CCRs that will govern lighting, noise, and hours of operation for the clubhouse in response to the comments received.

Council Comments

Mayor *pro tem* Forrester expressed concerns that there are some discrepancies within the submission on the IT trip generation manual chart where it shows 43 lots; however, the drawing shows 50 lots; during the last discussion Council asked who the home builders would be and there was no answer at the time; homes along the north of the property should be one or one and a half story, not two-story; and stated he appreciated the applicant relocating the commercial property as it cleans up the front of the property. Haskins replied that trip generation is a general idea, and a traffic impact analysis (TIA) will be required but will not be completed until the zoning is approved, and the discussion regarding one-story homes on the north side of the property was not included as part of the motion; therefore, no changes were made. Forrester stated the estimate of the trip generation should be based on the total number of houses, and asked if the developer had discussed the impact of the neighborhood on the ISD to ensure it would not negatively impact them. Haskins responded staff recommended the developer speak with the ISD and added staff did notify the ISD but did not receive any comments back. Dr. Khan, the applicant, replied that the number of homes is a typo as it should be 50, they are waiting for the zoning to be secured before securing the home builders, and have not spoken with the ISD but can discuss the potential impact with them. Councilman Mulliqi stated he appreciated the changes made, but was still concerned with two-story homes on the single-family lots backing to Presidential Estates. Khan replied he felt that was a suggestion after the last Council meeting and not a requirement, and said he could make that change if the Council allowed him to increase the commercial to the north. Mulliqi replied he does not see how having one-story homes on the north side of the development would harm the value of the lots and homes based on the proposed square footage. Councilman Williams expressed concerns with the amount of green space and no guest parking near the proposed townhomes, approving a planned development (PD) without a site plan, and did not see requirements in the PD for the building materials. Haskins replied the applicant is not asking for any variances; therefore, it falls under the City standards. Williams asked what the roof pitch of townhomes and single-family homes are. Haskins replied they were both 8:12 pitch. Khan replied that parking near the townhomes is only for guests as there is adequate space behind the townhomes for the residents to park. Williams explained his concern was that guest parking was not available in front of every unit. Haskins replied the item before Council is a zoning exhibit, and if that is an area of concern of Council, staff can ensure there is parking when the site plan comes back for consideration. Williams asked for clarification on the process for only making changes to the zoning currently, and not finalizing all of the aspects of the PD at the same time. Haskins explained when a zoning exhibit is presented everything is not known up-front and this process gives staff leeway to make some small changes as the project progresses; however, there is a stipulation in the Zoning Ordinances that states a site plan or plat has to be in general conformance with the zoning exhibit with exceptions for engineering requirements and so forth.

Council Action

A motion was made by Councilman Williams, seconded by Councilman Mulliqi, to table Item 2 until the April 23, 2024 City Council meeting. A vote was taken and the motion passed 5-0 with Councilman Duke and Councilman Strang absent.

WORK SESSION

Mayor Porter convened the Council into Work Session at 7:36 p.m.

WS1. Discussion regarding Wylie Fire Rescue's overview and Five-Year Plan.

Fire Chief Blythe addressed Council giving a presentation on Wylie Fire Rescue including the mission; the divisions; personnel summary; the prevention division; community risk reduction 2023 statistics; 911 Communications division; Communications personnel summary; 2023 Communications statistics; 911 Communications; Emergency Management; recruitment, hiring, and retirement; organizational chart for FY 2024; current deployment; emergency medical service update; 2023 response summary; 2023 call volume; average response times by district; calls by district; departmental budget; expenditures; revenue; other sources of funding, five year plan highlights, personnel-it's all about people; personnel status; personnel needed; fleet; fleet replacement grading; fleet summary for heavy duty equipment; fleet summary for medium duty equipment; fleet summary for light duty equipment; fleet; Quint 142; capital equipment; facilities; training tower proposal; training field/tower history; capabilities of current tower; current fire challenges; engineering report summary; new tower features; WHP training towers; partnerships; finances and funding; and biggest focus/challenges.

Council comments and questions include is Wylie currently billing for the EMS calls that Wylie ambulances are running, would the interlocal agreements to form a coalition managed by Wylie Fire Rescue be ready if the current EMS provider ends the coalition sooner than October 1st, ensure the coalition entities are recouping some of the costs for the equipment and infrastructure if using our services, is there any language included where the entity is responsible for the difference in what the resident does not pay on the EMS billing, do not want City staff spending a large amount of time and money outside of the City limits and not recouping some funds for infrastructure and equipment, all for helping other agencies but want to ensure the as the other cities grow want to ensure they help to cover their portion, does the proposed interlocal agreement include recoup for capital expenses, appreciate the work of staff to secure grants, have any thought to have the plans go through the City for a review instead of a third-party company, what is Command 140, what is the cost of a replacement ambulance, will other entities pay to use the training tower, and congratulated the Fire Department for achieving the ISO 1 rating.

Council gave direction to staff to add language in the interlocal agreements with recouping some of the capital expenses with coalition entities, and move forward with building a new training tower.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 8:44 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 8:45 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.

ES2. Discuss property generally located at Brown and Sanden.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter reconvened the Council into Open Session at 9:03 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 caption of Ordinance No. 2024-09 into the official record.

ADJOURNMENT

A motion was made by Councilman Williams, seconded by Mayor pro tem Forrester, to adjourn the meeting at 9:04 p.m. A vote was taken and the motion passed 5-0 with Councilman Duke and Councilman Strang absent.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary