



# Wylie City Council Minutes

September 28, 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 6:00 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; Assistant Police Chief Tommy Walters; Fire Marshal Steve Seddig; Battalion Chief Casey Nash; Finance Director Melissa Beard; Parks and Recreation Director Rob Diaz; Project Engineer Jenneen Elkhaid; Public Information Officer Craig Kelly; Economic Development Executive Director Jason Greiner; Human Resources Director Lety Yanez; Planning Manager Jasen Haskins; City Secretary Stephanie Storm, and various support staff.

## INVOCATION & PLEDGE OF ALLEGIANCE

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

## PRESENTATIONS & RECOGNITIONS

### PR1. Fire Prevention Week.

Mayor Porter proclaimed the week of October 3-9, 2021 as Fire Prevention Week in Wylie, Texas. Members of Wylie Fire Rescue were present to accept the proclamation.

### PR2. National Manufacturing Day.

Mayor Porter proclaimed October 1, 2021 as National Manufacturing Day in Wylie, Texas. Members of the Wylie Chamber of Commerce, Wylie EDC staff and board members, Savage Precision Fabrication, SAF Holland, Barco Pump, Wylie ISD, and Ferris Wheel Coffee were present to accept the proclamation.

## CITIZEN COMMENTS ON NON-AGENDA ITEMS

Richard Foley and Jessica Hughes 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 September 14, 2021 Regular City Council Meeting minutes.**

**B. Consider, and act upon, a Final Plat, being a Replat for Seventy8 & Westgate Addition, establishing three commercial lots on 12.127 acres, generally located at 960 South Westgate Way.**

- C. Consider, and act upon, a Final Plat for Wylie Lake Townhomes Addition, establishing 21 residential lots and three HOA lots on 4.839 acres, generally located northwest of the intersection of Spencer Lane and Colby Lane.
- D. Consider, and act upon, a Preliminary Plat for Kreymer at the Park, being 48 residential lots and two open space lots on 16.48 acres. Property located at 2605 E Stone Rd.
- E. Consider, and act upon, a Final Plat, being a Replat for Woodlake Village, establishing five commercial lots on 15.58 acres, generally located on the northeast corner of State Highway 78 and Eubanks Lane.
- F. Consider, and act upon, approval of a Park Event Application for the Wylie P.O.L.I.C.E. Club to hold a softball tournament fundraiser event at Founders Park on November 6, 2021.
- G. Consider, and act upon, the approval of the City of Wylie Revenue and Expenditure report for August 31, 2021.
- H. Consider, and act upon, the approval of the City of Wylie Investment report for August 31, 2021.
- I. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of August 31, 2021.
- J. Consider, and act upon, the approval of the purchase of NeoGov Human Resources Software from SHI Government Solutions in the estimated annual amount of \$57,149.00 through a cooperative contract with Omnia Partners, and authorizing the City Manager to execute any and all necessary documents.

#### **Council Action**

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Duke, 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. 2021-28(R) authorizing and directing the City Manager of the city of Wylie, Texas, to implement practices necessary to broadcast online and preserve all meetings of the Planning and Zoning Commission in the same manner as meetings of the City Council, and to take any and all other actions necessary to effectuate the same.

#### **Staff Comments**

City Manager Holsted addressed Council stating staff received a request for this item from Council. Staff agreed with the recommendation from Council and reached out to Swagit regarding live streaming the Planning and Zoning Commission meetings. Holsted stated there would be no additional cost to live stream the meetings; however, staff recommends Swagit index the meetings with bookmarks for easier accessibility for the public, which is an additional monthly cost of \$300.

#### **Council Comments**

Mayor *pro tem* Forrester asked if Council decides to move forward with the presented Resolution, when would the live streaming start. City Secretary Storm replied it would start with the next Planning and Zoning meeting. Councilman Williams and Mayor Porter stated they thought this was a good idea and would be in support of indexing.

#### **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 7-0.

**2. Consider, and act upon, Resolution No. 2021-29(R) casting a nomination for a candidate for the Board of Directors of the Dallas Central Appraisal District.**

**Council Comments**

Mayor Porter stated he wanted to bring this item before Council for their consideration and asked if any councilmembers had a nomination to cast.

**Council Action**

Council took no action on Item 2.

**3. Consider, and act upon, Resolution No. 2021-30(R) casting a nomination for a candidate for the Board of Directors of the Rockwall Central Appraisal District.**

**Council Comments**

Mayor Porter stated he wanted to bring this item before Council for their consideration and asked if any councilmembers had a nomination to cast.

**Council Action**

Council took no action on Item 3.

**4. Consider, and act upon, Resolution No. 2021-31(R) approving a Resolution of the Wylie Economic Development Corporation to obtain a loan in the principal amount of \$8,108,000.**

**Staff Comments**

WEDC Executive Director Greiner addressed the Council stating WEDC began the process of evaluating various options to refinance current debt and borrow additional funds for the acquisition of key properties back in June 2021. After reviewing proposals, the WEDC Board approved to engage the services of Government Capital Corporation for credit review, securing the compliance package, and beginning the generation of loan documents. The loan terms are 240 months at 3.48 percent interest rate with a five-year call restriction. The target funding date is October 5, 2021.

**Council Action**

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Duke, to approve Item 4 as presented. A vote was taken and the motion passed 7-0.

**EXECUTIVE SESSION**

Mayor Porter convened the Council into Executive Session at 6:38 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 Ballard/Brown, FM 544/Cooper, Jackson/Oak, 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 Projects: 2017-10a, 2020-11b, 2021-4a, 2021-4b, 2021-4c, 2021-6a, 2021-8a, 2021-8b, and 2021-9c.**

#### **RECONVENE INTO OPEN SESSION**

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

Mayor Porter reconvened the Council into Open Session at 7:27 p.m.

#### **ADJOURNMENT**

A motion was made by Councilman Strang, seconded by Councilman Williams, to adjourn the meeting at 7:27 p.m.

A vote was taken and motion passed 7-0.

**ATTEST:**

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**Matthew Porter, Mayor**

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**Stephanie Storm, City Secretary**