

# Wylie City Council Regular Meeting Minutes

February 27, 2024 – 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 6:01 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 Sid Hoover, and Councilman Gino Mulliqi.

Staff present included: City Manager Brent Parker; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Police Chief Anthony Henderson; Public Information Officer Craig Kelly; City Secretary Stephanie Storm; Finance Director Melissa Brown; City Engineer Tim Porter; Public Works Director Tommy Weir; Community Services Director Jasen Haskins; Parks and Recreation Director Carmen Powlen; 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. Recognition of In-Sync Exotics.

Mayor Porter presented a proclamation to In-Sync Exotics for being voted best Summer Camp, best Family Attraction, best Non-Profit Organization, best Women-Owned Business, best Holiday Experience, best Extreme Adventure, best Staycation, best Immersive Experience, best Children's Birthday Venue, best Place to Volunteer, best Outdoor Adventure, best Place to Take Visitors, and best Adventure Within a Days Drive in the annual Best in DFW People's Choice Awards. Staff and volunteers from In-Sync Exotics were present to accept the proclamation.

Vicky Leahy, representing In-Sync Exotics, announced they will hold their 1st Annual Gala on June 8, 2024 at Boyd Farm.

## 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 February 13, 2024 Regular City Council Meeting minutes.
- B. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for January 31, 2024.
- C. Consider, and place on file, the City of Wylie Monthly Investment Report for January 31, 2024.
- D. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic development Corporation as of January 31, 2024.
- E. Consider, and act upon, a Final Plat of Upwind Capital Addition, being a replat of Lots 2R and 3, Block A of Upwind Capital Addition, establishing two commercial lots on 3.107 acres, located at 2009 North State Highway 78.
- F. Consider, and act upon, a Final Plat of Dodd Elementary Addition, establishing one residential lot on 9.589 acres, located at 1500 Park Boulevard.
- G. Consider, and place on file, the Wylie Police Department 2023 Racial Profiling Analysis.
- H. Consider, and act upon, accepting a donation to the Smith Public Library in the amount of \$5,779.00 from the Catholic Foundation of the Estate of Rita and Truett Smith.
- I. Consider, and act upon, approval of the Texas Therapeutic Riding Center's First Annual Coco Trot Fun Run/5K at Founders Park from 6:00 a.m. to 12:00 p.m. on May 11, 2024.

Councilman Mulliqi requested Item G be pulled from the Consent Agenda and considered individually.

**Council Action**

A motion was made by Councilman Duke seconded by Councilman Williams, to approve Consent Agenda Items A-F and H-I as presented. A vote was taken and the motion passed 7-0.

**REGULAR AGENDA**

- G. Consider, and place on file, the Wylie Police Department 2023 Racial Profiling Analysis.

**Council Comments**

Councilman Mulliqi thanked the firm that put together the detailed report as well as the City Manager, Chief, police force, and their families for the way they represent the City of Wylie and how they conduct themselves.

**Council Action**

A motion was made by Councilman Strang seconded by Councilman Mulliqi, to approve Consent Agenda Item G as presented. A vote was taken and the motion passed 7-0.

- 1. Consider, and act upon, Ordinance No. 2024-05, amending Wylie’s Code of Ordinances, Ordinance No. 2021-17, as amended, repealing and replacing in its entirety Chapter 38 (Emergency Services), Article III (Emergency Medical Services) of the Wylie Code of Ordinances and adopting new Emergency Medical Services; providing for penalties for the violation of this ordinance; providing repealing, savings and severability clauses, an effective date and for the publication of the caption hereof.

**Staff Comments**

Fire Chief Blythe addressed the Council stating this item is an update to our current EMS Ordinance to establish the EMS division that's operated by the Fire Department, allow the City to charge a fee, address special events,

and update the regulations for private EMS services operating in the City including establishing requirements for them to register with the City annually.

### **Council Comments**

Councilman Williams stated he likes the look of the ordinance and confirmed the City Attorney reviewed the proposed ordinance. Blythe confirmed that was correct, they did review it. Councilman Mulliqi asked what the current registration process is for the inner facility transfer calls. Blythe responded currently there is no process as the current contract grants exclusivity to the third-party vendor that the City contracts with, and the third-party vendor does not enforce that as they cannot accommodate all of those calls. Mulliqi asked how the City enforces this and knows the transfer company is registered with the City. Blythe responded the department will send letters out to the companies and the long-term care facilities in the City before taking over the EMS Program so that they know they have to register, and added there is a penalty that can be enforced by the Fire Marshal's office if not registered. Mayor Porter added there is also a provision included to ensure the transporting company has insurance, which is important if an accident occurs.

### **Council Action**

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

## **WORK SESSION**

Mayor Porter convened the Council into Work Session at 6:23 p.m.

### **WS1. Discuss the International Jet Ski tournament at Collin Park, located at 2200 Saint Paul Road, Wylie, Texas.**

Public Information Officer Kelly addressed the Council stating the owner of Woody's Boat Rentals and Woody's on the Lake, James Woodruff, approached the Fire Department and the Public Information Department about the IJSBA, South Nationals Jet Ski Championship Tournament, that is planned to be held at Collin Park Marina August 1st through 4th. Mr. Woodruff approached the City's Public Information Department about the potential use of occupancy funds to enhance and potentially grow the event with one option being the sponsoring of a large concert on the lake that would highlight the City's location, and he consulted with Wylie Fire Rescue regarding the safety and access of the event. Kelly added Woodruff was in attendance and would like to give a quick overview of the jet ski tournament and staff will provide additional information on a potential concert.

James Woodruff (Woody), addressed the Council giving a presentation on the proposed International Jet Ski tournament, stating that he has been trying to get this national jet ski tournament to come back to Lavon Lake for about four years. Woodruff added this event has taken place at Lavon Lake starting in the early two thousands through 2013. The event would consist of about 70 to 80 jet skis, about 150 racers, and roughly 350 or more spectators who would be putting heads in beds in Wylie. Woodruff added the City has this lake sitting in their backyard and we should use it as currently there is not a lot of action going on out there other than people keeping their boats in slips. Woodruff added he would love to get the City more involved with other future events. Some of the larger national sponsors that will be present for the event include Oakley, Yamaha, Sea-Doo, Kawasaki, and Yeti Coolers. Kelly and Woodruff showed an overview map including the area for the jet ski activities, the staging area, the parking, the concert area, the restrooms, and the location for food trucks. Kelly stated staff wanted to bring this item before the Council for direction to see if the Council would like to pursue using hotel-motel funds to grow and enhance the event. Kelly added that currently the hotel-motel fund's expenditures and revenues meet closely on an annual basis with a little surplus, and added there is a large fund balance in the occupancy fund right now. Kelly stated he would estimate the cost of holding a concert that would draw a regional crowd being approximately \$100,000.

Council comments and questions included what is the entry fee to observe, what would the ticket cost be for the concert, will there be an option for local vendors to participate and what would the fee be for them, is the Police

Department comfortable with accommodating 5,000-6,000 people, interested in hearing more about it but have a hard time designating a dollar amount to it, concerned with the security of the large area, with that property being in the ETJ and on Army Corp of Engineer land how would security work with those entities, if using hotel-motel tax would like to use only local vendors and local hotels, what is the status of the agreement with the Army Corp of Engineers for use of their property, and would like staff to create normal processes with the Army Corp of Engineers for future events.

The direction from the Council was they are interested in participating in this event and would like additional information to be brought back for consideration.

Mayor Porter convened the Council into a break at 6:45 p.m.

Mayor Porter reconvened the Council at 6:51 p.m.

## **WS2. Discuss 5-Year Projections for 4B Fund, Utility Fund, and General Fund.**

City Manager Parker addressed the Council giving a presentation on the 5 Year Projections for the 4B Fund, Utility Fund, and General Fund including 4B personnel and equipment/capital requests, 4B sales tax fund assumptions, 4B sales tax fund, Utility Fund personnel and equipment requests, Utility Fund assumptions, Utility Fund, fiscal year 2023 expenditure summary, taxable property value (by type) and tax rate, commercial property value, and property tax revenue, personnel requests - public safety, personnel requests - general government, vehicle, equipment and one time requests, General Fund requested expenditures, assumptions, and revenue cap S.B. 2 (2019). In addition, Parker provided Council information regarding employees' salaries, previous and current vacancies in various departments, and spoke of losing employees to peer cities due to pay. Parker stated the direction from Council in the past has been for the City to be at 95% of the average of our peer cities, and based on the current information, it shows that the City is at the bottom. Parker stated if we can get somewhere within the \$10,000 range of peer cities, he believes we will be able to attract new employees and potentially not lose employees for pay. Parker added we are at this juncture in our City where the decision has to be made whether we are a training ground for new employees to leave and go to another city, or are we going to maintain competitiveness to the best of our ability and have tenured employees. Parker requested direction from the Council on increases in salaries to retain employees.

Council comments and questions included potential future Bond Committee Capital Improvement Projects, asked about the increased salary percentages last year during the budget process and was told that would get us to where we need to be, how do we plan for the future based on current data so that the City does not fall behind, confirmed the data presented today is what peer cities are currently paying, Council will do everything in their means to appreciate the employees, mostly concerned with the staffing of the police department, put a specific plan together with Police, Fire, and Public Works to cover the current gaps to try to help alleviate the current staff from getting overworked, need to bridge the gap immediately for public safety, cannot make decisions on what is costing us personally but what has to be done and how we need to serve the citizens, qualified people are hard to find, do not use the taxpayer's money to train employees who leave for other cities, make an effort and have a discussion on how to get where we need to be, what would a mid-year figure be to bring employees where they need to be, budget starts no new revenue rate and then add the needs of the City, salary increases should be across the board and fix it immediately, Council is with employees and will stand with them, bring back additional information on salaries soon, what is the Founders Football concession item, what is the Skyview property acquisition, is the 1.5 percent increase in operating expenses reasonable for inflation, would like to see the increase in operating expenses updated to take into account inflation, for the personnel requests is the number provided include everything, would like to see the point system on the vehicles when requesting replacements and would like to see if there is more life in the vehicles before replacing, would like to see NTMWD present the projected wholesale water costs for the next three to five years, would like to see predictions for the weight of commercial in the future as the City nears build-out, it is crucial to work with the EDC over the next five years as commercial development develops, is the personnel requests a build out plan for departments, want to solve the problem and not just put a bandaid on it, asked questions about the unused increment rate, during the budget presentations would like to see the total unused increment and what is going to roll off, and confirmed the 3.5 percent increase allowed by S.B. 2 based on our M&O current rate is a little more than a penny.

## RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 8:20 p.m.

## EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 8:21 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 Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, FM 1378/Park, Jackson/Oak, Regency/Steel, State Hwy 78/Ballard, State Hwy 78/Brown, and State Hwy 78/Skyview.**

### **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: 2013-9a, 2022-1c, 2022-10c, 2022-10d, 2023-1c, 2023-2d, 2023-4c, 2023-5b, 2023-9b, 2023-10a, 2023-12c, 2024-1a, 2024-1b, 2024-1c, 2024-1d, 2024-2a, 2024-2b, 2024-2c, 2024-2d, and 2024-2e.**

Councilman Mulliqi completed a Conflict of Interest form, which is on file with the City Secretary's Office, and recused himself from discussions on a specific project.

## RECONVENE INTO OPEN SESSION

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

Mayor Porter reconvened the Council into Open Session at 9:09 p.m.

### **Council Action**

A motion was made by Councilman Strang, seconded by Mayor *pro tem* Forrester, to authorize the Wylie EDC to enter into a Performance Agreement with 2013-9a in an amount not to exceed \$45,000. A vote was taken and the motion passed 7-0.

## 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. 2024-05 into the official record.

## ADJOURNMENT

A motion was made by Councilman Strang, seconded by Mayor *pro tem* Forrester, to adjourn the meeting at 9:11 p.m. A vote was taken and the motion passed 7-0.

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**Matthew Porter, Mayor**

**ATTEST:**

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**Stephanie Storm, City Secretary**