



Wylie City Council

Minutes

Regular Meeting

Tuesday, November 13, 2018 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Mayor Eric Hogue called the meeting to order at 6:00 p.m. City Secretary Stephanie Storm took roll call with the following City Council members present: Mayor *pro tem* Keith Stephens, Councilman Matthew Porter, Councilman Jeff Forrester, Councilwoman Candy Arrington, Councilman Timothy Wallis, and Councilman David Dahl.

Staff present included: City Manager Mindy Manson; Assistant City Manager Chris Holsted; Police Lieutenant Matt Miller; Development Services Director Renae Ollie; Project Engineer Wes Lawson; Public Information Officer Craig Kelly; Parks and Recreation Director Robert Diaz; Public Works Director Tim Porter; Finance Director Melissa Beard; WEDC Assistant Director Jason Greiner; Assistant Fire Chief Brandon Blythe; City Secretary Stephanie Storm, and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

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

PRESENTATIONS

- **Wylie Way Students**

Mayor Hogue and Mayor *pro tem* Stephens presented medallions to students demonstrating “Shining the Wylie Way.” Each nine weeks one student from each WISD campus is chosen as the “Wylie Way Student.”

- **Proclamation for Small Business Saturday in Wylie**

Mayor Hogue read a proclamation declaring November 24, 2018 as Small Business Saturday in the City of Wylie. Members from the Downtown Merchants Association were present to accept the proclamation.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Council regarding an item that is not listed on the Agenda. Residents must fill out a non-agenda form prior to the meeting in order to speak. Council requests that comments be limited to three (3) minutes. In addition, Council is not allowed to converse, deliberate, or take action on any matter presented during citizen participation.

No citizens were present wishing to address 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 the Minutes of October 23, 2018 Regular Meeting of the Wylie City Council. (S. Storm, City Secretary)**
- B. Consider, and act upon, approval of a Preliminary Plat for Dominion of Pleasant Valley, Phase 3, creating 153 single-family residential lots and 3 open space areas on 55.669 acres and dedicate the necessary rights of way and parkland dedication. Subject property generally located at the southeast corner of Sachse Road and Pleasant Valley Road. (R. Ollie, Development Services Director)**
- C. Consider, and act upon, approval of a Final Plat for Kingdom Court Phase 2 Addition to establish 3 residential lots on 7.976 acres within Wylie's ETJ, generally located north of County Road 489 and west of SH 78. (R. Ollie, Development Services Director)**
- D. Consider, and act upon, approval of a Preliminary Plat for Lot 1, Block A AGKF Retail Center Addition, creating a single commercial lot on 0.90 acres located west of the intersection of State Highway 78 and Eubanks Lane. (R. Ollie, Development Services Director)**
- E. Consider, and act upon, a request to construct a new Greek Revival residential structure for commercial uses on a single lot within the Downtown Historic District, located within the Keller's 1st Addition, Block 2, Lot 3 (105 N. Jackson Ave). (R. Ollie, Development Services Director)**
- F. Consider, and act upon, the award of a professional services project order (PSPO) #W2019-20-E for the Expansion of Ann Drive from Kamber Lane to North Ballard Avenue to Birkhoff, Hendricks & Carter L.L.P. in the amount of \$80,600.00 and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing Manager)**
- G. Consider, and act upon, the approval of the purchase of Public Safety and Firehouse Uniforms, Supplies and Equipment from Galls LLC, in the estimated amount of \$41,000.00 through a cooperative purchasing contract with Buy Board Cooperative Purchasing (#524-17), and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing Manager)**
- H. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of September 30, 2018. (S. Satterwhite, WEDC Director)**

Councilman Porter requested that Consent Item H be removed from Consent and considered individually. Consensus of the Council was to remove Item H from Consent and consider individually.

Council Action

A motion was made by Councilman Dahl, seconded by Councilman Forrester, to approve items A through G on the Consent Agenda as presented. A vote was taken and the motion passed 7-0.

REGULAR AGENDA

- H. **Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of September 30, 2018.** (*S. Satterwhite, WEDC Director*)

Council Comments

Councilman Porter commended WEDC staff on their new professional website.

Porter asked if there are any new projects since the last meeting. Greiner replied there are no new projects. He did report that sales tax is up about 2% this month.

Council Action

A motion was made by Councilman Porter, seconded by Councilwoman Arrington, to approve Consent Item H. A vote was taken and the motion passed 7-0.

1. **Hold a Public Hearing and consider, and act upon, approval of a Replat of Lot 2, Block A, Greenway-78 Addition creating Lots 2R & 4, Block A, Greenway-78 Addition, for commercial uses on 2.036 acres located approximately 900 ft west of the intersection of State Highway 78 and FM 544.** (*R. Ollie, Development Services Director*)

Staff Comments

Development Services Director Ollie addressed Council stating this a request to subdivide a single lot into two separate commercial lots. Lot 2R measures 0.858 acres and Lot 4 measures 1.178 acres. The purpose of this replat is the development of a Jiffy Lube auto service shop that measures 2,984 square feet on Lot 2R. The Planning and Zoning Commission approved a site plan for the Jiffy Lube on November 6, 2018. This replat will be providing the proper access, utility, and fire lane easements.

Public Hearing

Mayor Hogue opened the public hearing on Item 1 at 6:33 p.m. asking anyone present wishing to address Council to come forward.

No citizens were present wishing to address Council.

Mayor Hogue closed the public hearing at 6:34 p.m.

Council Action

A motion was made by Mayor *pro tem* Stephens, seconded by Councilman Wallis, to approve a replat of Lot 2, Block A, Greenway-78 Addition creating Lots 2R & 4, Block A, Greenway-78 Addition, for commercial uses on 2.036 acres located approximately 900 ft west of the intersection of State Highway 78 and FM 544. A vote was taken and the motion passed 7-0.

READING OF ORDINANCE

City Secretary Storm reported there were no ordinance captions to read into the official record.

Mayor Hogue convened into work session at 6:34 p.m.

WORK SESSION

- **Hold Work Session concerning the proposed Thoroughfare Plan.** (*T. Porter, Public Works Director*)

City Manager Manson addressed council stating the earliest Thoroughfare Plan of which we have record is 1960 and it is updated periodically over the years. The Plan is intended to be a long-range plan on types of roads that might be necessary dependent on planning and development in the community. The City is required to update it periodically in accordance with state law. Impact Fees are paid at the time of development; residential, commercial, and industrial. These fees are calculated based on the assumption that the new development will have an impact on existing roads and necessitate the construction of new roadways. Impact Fees contribute to those costs. The Impact Fees are based on a 10-year Capital Improvement Plan. The Thoroughfare Plan is a more broad long-range plan that looks at general location and size of roads and so that when developments come in, the City can ensure the roads are built to connect to the major roads in the region and allow good traffic flow in the City. A Thoroughfare Plan takes into consideration how our roads connect to those of our neighbors and is intended to ensure that Wylie residents can travel freely through the area.

Public Works Director Porter addressed Council stating three small updates were made since the last meeting. The collector roadway south of McMillen Road has been shifted east away from the floodplain area, more detail has been shared on intentions at the Sanden Blvd and Hwy 78 intersection, and a note was added stressing that Ballard Avenue has been downgraded from a six-lane to four-lane section. Dashed items on the map indicate future roadway alignments and the notes in yellow outline all of the suggested changes from the 2014 City of Wylie Thoroughfare Plan.

Council Comments

Mayor *pro tem* Stephens asked if there are any other priority projects that would come up as a result of this plan. Porter replied that this plan does not place priority levels on projects. Stephens confirmed that this plan is to get future potential roads on a map that may, or may not, come to be. Porter replied that is correct, and the lines on the map do not indicate the exact alignment of the potential roads. Mayor Hogue confirmed with Manson that the Impact Fees can be different for different zones. Manson replied the size of the zones is dictated by state law and the fees can differ if that is Council's desire. Councilman Porter asked if the fees vary upon density or zoning. Manson replied the fees are assessed by land use; there is a fee for a residential lot and it is the same fee regardless of the lot size.

Veta Vaughn, Dan Mingea, Lisa Strimple, Stephen Bailey, Rede Beitmon, Betsy Cowan, and Jared Larew addressed council with concerns regarding the Alanis extension and/or the bridge over the lake shown on the map.

Melissa Kenfield addressed Council stating that the City needs to plan for the future and the Thoroughfare Plan is planning for the future.

Mayor *pro tem* Stephens stated that the roadway plan is to accommodate traffic that is already here, not bringing new traffic. He noted that the Collin County Commissioner's Court, NCTCOG, and TxDOT have roadway plans and Council's responsibility is to work with these entities to ensure the City's roadways interconnect with theirs to allow free flow of traffic in and out of our community. Councilman Porter stated he did not understand why the east/west bridge is on the thoroughfare map when it is no longer included on the 2045 NCTCOG Mobility Plan; having it on the map states that Wylie is considering it for the future. Porter stated he does not feel that this road should be included on the plan; it does not benefit the City and will not help Wylie's traffic. Councilman Dahl stated the Thoroughfare Plan is simply a way that the City designates how people who develop in Wylie contribute to the roads should they come or not, and putting this on our map does not signify approval. He stated Council needs to look at what can be and assess appropriate fees. Councilman Wallis stated we do not have to make ourselves a "through city" instead of a "to city." He stated that if the bridge is on the map, it sends a perception of approval to those around us. Councilwoman Arrington asked whether, if the bridge is removed from the map, the City will miss out on its opportunity to collect funds from future developers if a road does become necessary at some point. Public Works Director Porter replied the impact fees are not based on the bridge, just on the piece of roadway located in the City. Arrington confirmed that the Thoroughfare Plan is solely a financial tool to help calculate the impact fees. Porter replied it is financial but it also ensures the City's ability to acquire the ROW from the developer when they are developing. Manson replied the document that starts the calculation of the impact fees is the 10-year Capital Improvements Plan, and not every road included on the Thoroughfare Plan is in the 10-year window. The Thoroughfare Plan is the first step to the financial planning part of the process. Stephens stated if we want this to be a destination community, we have to accommodate the traffic traveling through here in order to support the traffic traveling to here; we cannot consider one without the other. Councilman Forrester asked why, when the Council passed a resolution opposing a bridge across the lake a year ago, a road is now being considered that connects to that bridge. Porter, Forrester, and Wallis expressed concerns with supporting a roadway that they feel does not benefit the citizens and businesses in Wylie.

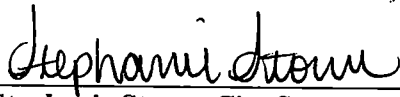
The consensus of Council was for Alanis to remain a four-lane roadway and extend no farther east of Troy, and to remove the bridge over the lake.

Mayor Hogue reconvened into regular session at 7:58 p.m.

ADJOURNMENT

A motion was made by Mayor *pro tem* Stephens, seconded by Councilman Dahl, to adjourn the meeting at 7:58 p.m. A vote was taken and the motion passed 7-0.

ATTEST:


Stephanie Storm, City Secretary

