



Wylie City Council

Minutes

Regular Meeting

Tuesday, August 8, 2017 – 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 Carole Ehrlich took roll call with the following City Council members present: Mayor pro tem Keith Stephens, Councilman Jeff Forrester, Councilwoman Diane Culver, Councilwoman Candy Arrington, and Councilman David Dahl. Councilman Timothy Wallis was absent.

Staff present were: City Manager, Mindy Manson; Assistant City Manager, Chris Holsted; City Engineer, Tim Porter; Human Resource Director, Lety Yanez; Police Chief, Anthony Henderson; Fire Chief, Brent Parker; Public Information Officer, Craig Kelly; Development Services Director, Renae Ollie; City Secretary, Carole Ehrlich, and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Pastor Raymond H. Perry of Trinity Friendship Baptist Church gave the invocation and City Manager Mindy Manson led the Pledge of Allegiance.

PRESENTATIONS

- **Battle of the Badges Award**

Katie Huntsman, representing Carter Blood Care, addressed Council stating that during the Bluegrass on Ballard event held July 1, 2017 a "Battle of the Badges" was conducted. Each person donating blood was given a ballot to vote for either the Police or Fire Departments. She announced the winner of the contest was the Wylie Police Department.

She thanked all involved for providing blood to save lives. Representatives of the Police Department and Wylie Fire Rescue along with Chief Parker and Chief Henderson were present for the award.

- **Blue Star Banner Presentation**

Parent: Marilyn Massey

Son: Christopher Moss, U.S. Navy

Rank: 2nd Class Petty Officer since July, 1997/October 2014

Unit: USS George H.W. Bush CVN77, Middle East

Received Associate of Arts Degree from Collin County Community College

Received Bachelors and Masters of Arts Degrees from Texas A&M Commerce

Mayor Hogue presented a Blue Star Banner award to Marilyn Massey. Marilyn Massey is the proud parent of Christopher Moss. Christopher is serving in the U. S. Navy as a 2nd Class Petty Officer. Mayor Hogue on behalf of the Wylie City Council and citizens of Wylie thanked Marilyn Massey on behalf of Christopher Moss for his service.

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.

There were no citizens 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 July 25, 2017 Regular Meeting of the Wylie City Council. (C. Ehrlich, City Secretary)**
- B. **Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of June 30, 2017. (S. Satterwhite, WEDC Director)**
- C. **Consider, and act upon, the acceptance of the resignation of David Burkhart and appointment of Brett Swendig as Board Member to the Construction Code Board to fill the term of July 1, 2017 to June 30, 2018. (C. Ehrlich, City Secretary)**
- D. **Consider, and act upon, approval and final acceptance of the reconstruction of Ballard Avenue from Dallas/Collin County Line to Alanis Drive and authorize final payment to Tri-Con Services, Inc. in the amount of \$52,983.32 and accept the project as complete. (T. Porter, City Engineer)**

Council Action

A motion was made by Councilwoman Culver, seconded by Councilwoman Arrington to approve the Consent Agenda as presented. A vote was taken and the motion passed 6-0 with Councilman Wallis absent.

REGULAR AGENDA

1. **Consider, and act upon, Resolution No. 2017-15(R) of the City Council of the City of Wylie, Texas, accepting the proposed property tax rate for fiscal year 2017-2018, accepting the calculation of the effective tax rate, establishing dates for public hearings on the proposed property tax rate (if needed), and providing for the publication as provided by the Texas Property Tax Code. (L. Bantz, Finance Director)**

Staff/Council Discussion

Finance Director Bantz addressed Council stating that the City is required by law to follow certain meeting and notice (publication) guidelines identified in the "Truth in Taxation" guide. In accordance with the "Truth in Taxation" laws of the State of Texas, the effective and rollback tax rates and other information must be published and two public hearings must be held if an entity's proposed tax rate exceeds the lower of either the effective tax rate or the rollback tax rate. The proposed tax rate for FY 2017-18 is less than both the effective and rollback tax rates; therefore, no public hearings are required. This year's effective tax rate is \$0.781014 and the rollback tax rate is \$0.820041.

Mayor Hogue thanked Finance Director Bantz, her staff, and the City Manager for their excellent work in keeping a balanced budget even in times like 2008 when property values were very low and the City was able to balance the budget without going into the red or going into debt. This included departments cutting back on expenditures and going without employee raises. He stated that the Council was pleased this year, to be able to meet the needs of the City and cut taxes for our citizens.

Matthew Porter addressed Council thanking them. He stated that when the revenues came in, you agreed to give the tax relief to the citizens of Wylie. Porter explained that City Council and the City Manager agreed to take the additional revenue, if available when the final numbers came in and give it back to the citizens. Mayor Hogue thanked Mr. Porter for coming to the budget meetings and being involved.

Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilwoman Culver to adopt Resolution No. 2017-15(R) of the City Council of the City of Wylie, Texas, accepting the proposed property tax rate for fiscal year 2017-2018, accepting the calculation of the effective tax rate, and providing for the publication as provided by the Texas Property Tax Code. A vote was taken and the motion passed 6-0 with Councilman Wallis absent.

2. **Consider authorizing the City Manager to sign a Development Agreement between the City of Wylie, the Howrey Mary Stone Living Trust, Cecil Hale and Douglas Properties, Inc., for the development of a residential subdivision. Located at the northeast corner of Ballard Ave./Sachse Road and Pleasant Valley Road. (R. Ollie, Development Services Director)**

Staff Comments

Development Services Director Ollie addressed Council stating that Mr. Jim Douglas (Developer), representing the property owners discussed with the City the possibility of initiating a Development Agreement for a 31.47± acres (the "Howrey Tract" Exhibit A-1), and 21.99± acres (the "Hale Tract" Exhibit A-2) situated in Wylie's ETJ. Staff has met with and discussed the general contents of the agreement with City Attorneys.

Mr. Jim Douglas gave a short presentation regarding the proposed property, showing a layout and noting the existence of an Atmos gas line that required the area over the pipeline to be left undeveloped. He explained that the grass medium in this area would enhance the aesthetics of the property. He noted the

actual zoning would be brought back after the annexation of the property and if the annexation did not take place the agreement would be voided.

Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilman Dahl to authorize the City Manager to sign a Development Agreement between the City of Wylie, the Howrey Mary Stone Living Trust, Cecil Hale and Douglas Properties, Inc., for the development of a residential subdivision. Located at the northeast corner of Ballard Ave./Sachse Road and Pleasant Valley Road. A vote was taken and the motion passed 6-0 with Councilman Wallis absent.

- 3. Consider, and act upon, Ordinance No. 2017-23 amending Ordinance No. 2007-36 and Article IV (Speed) of Section 110-133 (School Zones) of the Wylie Code of Ordinances, establishing a school zone for certain streets; establishing prima facie maximum speed limits during school hours in such zone; removing the school zone for certain street(s); providing for installation of signs and markings; regulating vehicular and pedestrian traffic; providing for a penalty for the violation of this ordinance, providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance. (T. Porter, City Engineer)**

Staff Comments

City Engineer Porter addressed Council stating that with increased number of students in attendance over the past several years, both Al Draper Intermediate School and Raymond Cooper Junior High School traffic has become of greater concern. Recognizing this issue, the City of Wylie and the Wylie Independent School District have worked together with our consultant Lee Engineering, LLC to produce a Traffic Operations Study for the immediate area surrounding the school sites. This study outlined many short, medium, and long-term recommendations the City and the School District could implement to assist in traffic efficiency and overall safety. One such recommendation was decreasing the length of school zones as outlined in the proposed Ordinance.

Porter explained this was a first step in showing that the City was willing to assist in traffic issues. The WISD would need to address issues with traffic on WISD property. Mayor pro tem Stephens asked City Engineer Porter if the City had entered into discussion with the school district regarding the study and school property. Porter replied that staff had a sit down meeting with the school district and discussed all the options available in the report. The school district agreed the study was comprehensive and offered many options, but did not commit to any changes yet. He explained it will take the school district's action to get the vehicles off the street and maintain a safe route for public safety vehicles to pass through the school zones. Councilwoman Arrington concurred.

Council Action

A motion was made by Councilman Dahl, seconded by Mayor pro tem Stephens to adopt Ordinance No. 2017-23, amending Ordinance No. 2007-36 and Article IV (Speed) of Section 110-133 (School Zones) of the Wylie Code of Ordinances, establishing a school zone for certain streets; establishing prima facie maximum speed limits during school hours in such zone; removing the school zone for certain street(s); providing for installation of signs and markings; regulating vehicular and pedestrian traffic; providing for a penalty for the violation of this ordinance, providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance. A vote was taken and the motion passed 6-0 with Councilman Wallis absent.

READING OF ORDINANCE

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

City Secretary Ehrlich read the caption to Ordinance No. 2017-23 into the official record.

Mayor Hogue convened into Work Session at 6:40 p.m.

WORK SESSION

- **Hold a work session to discuss the Water and Wastewater Rate Update prepared by NewGen Strategies & Solutions.** *(C. Holsted, Asst. City Manager)*

Assistant City Manager Holsted addressed Council stating that a new study of the Water and Wastewater was conducted by NewGen. He introduced Matthew Garrett representing NewGen.

Matthew Garrett gave a short presentation regarding the study showing projected fees for both Wastewater (Sewer Fees) and Water fees. He reported no changes to the rate structure for the water rates and the proposed 9% increase was verified for all customer classes as recommended in the 2016 study. He did recommend a proposed increase for the wastewater rate of 7.5% which is a decrease from the proposed 9% adjustment in the 2016 study.

Direction from Council was to prepare an ordinance with the proposed rates for consideration at a future Council meeting.

- **Discussion of a Request for Market Adjustment effective September 1, 2017 from Community Waste Disposal.** *(C. Holsted, Asst. City Manager)*

Assistant City Manager Holsted addressed Council stating that a Solid Waste and Recycling Contract renewal was approved with Community Waste Disposal (CWD) effective September 1, 2013 and Section 14.02 of the contract outlines the process for rate adjustments. A rate adjustment can be requested based on the consumer price index (CPI), the price of diesel fuel as reported by the Department of Energy, and the disposal costs of the Garland, Texas landfill.

Holsted noted the proposed CWD residential trash rate of \$8.92/month is a \$0.29 increase or 3.36%. If the rate increase of \$0.29/month is passed on to the resident, the new monthly rate billed including administrative cost would be \$12.18 which is a 2.44% increase which is lower than surrounding area cities. Holsted explained the City contract with CWD will expire in one year. The company has not requested a rate increase in 4 years.

Direction from Council was to prepare an ordinance with the proposed rates for consideration at a future Council meeting.

RECONVENE INTO REGULAR SESSION

Mayor Hogue reconvened into Regular Session at 7:18 p.m.

ADJOURNMENT

A motion was made by Mayor pro tem Stephens, seconded Councilwoman Arrington to adjourn the meeting at 7:20 p.m. A vote was taken and the motion passed 6-0 with Councilman Wallis absent.


Eric Hogue, Mayor

ATTEST:


Carole Ehrlich, City Secretary

