



Wylie City Council

Minutes

Regular Meeting

Tuesday, February 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 David Dahl, Councilwoman Candy Arrington, Councilman Jeff Forrester; Councilwoman Diane Culver, and Councilman Timothy Wallis.

Staff present included: City Manager Mindy Manson; Assistant City Manager Chris Holsted; Finance Director Linda Bantz; Development Services Director Renae Ollie; WEDC Executive Director Sam Satterwhite; City Engineer Tim Porter; Public Information Officer Craig Kelly; City Secretary Stephanie Storm, and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Fire Chief Brent Parker gave the invocation and Police Lieutenant Scott Stowers led the Pledge of Allegiance.

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.

Sandra Ritzmann, residing in Wylie ETJ, addressed Council thanking staff members Manson and Ollie for their help gathering information about cemeteries in Wylie.

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 January 23, 2018, Regular Meeting of the Wylie City Council. (S. Storm, City Secretary)**
- B. Consider, and act upon, Resolution No. 2018-08(R) authorizing the Mayor to execute a Project Specific Agreement RE: Pleasant Valley Road, "Type B" Public Roadway—Made Pursuant to Master Road & Bridge Interlocal Maintenance Agreement Between Dallas County, Texas and City of Wylie, Texas. (M. Sferra, Public Services Director)**
- C. Consider, and act upon, the award of a professional services project order (PSPO) #W2018-42-E for the Water Line Rehabilitation of SH78/Brown Street and Ballard Avenue/First Street to Kimley-Horn and Associates, Inc. in the amount of \$53,000.00 and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing)**
- D. Consider, and act upon, the award of RFQ #W2018-33-B for Nortex 1.0 MG Ground Storage Reservoir to Eagle Contracting, L.P., in the amount of \$2,007,247.00 and authorizing the City Manager to execute any and all necessary documents. (G. Hayes, Purchasing)**
- E. Consider, and act upon, Ordinance No. 2018-03 amending Ordinance No. 2006-04, Article 5, Section 5.2.F.5 Body Art Studio and creating Section 5.1 Figure 5-3.F.28 Permanent Cosmetic Establishment and Section 5.2.F.28 Permanent Cosmetic Establishment. ZC 2017-10 (R. Ollie, Development Services Director)**
- F. Review, and place on file, the 2017 Wylie Police Department Annual Contact Report. (A. Henderson, Police Chief)**
- G. Consider, and act upon, Resolution No. 2018-09(R) authorizing the City Manager to execute a Consent to Assignment by and between the Southeast Collin County EMS Coalition, consisting of the Texas cities Wylie, Parker, St. Paul, Lavon and Collin County, Texas (collectively, the "Coalition," East Texas Medical Center ("Tyler Hospital"), ETMC EMS ("ETMC EMS"), and Paramedics Logistics Texas, LLC ("PP Texas"). (B. Parker, Fire Chief)**
- H. Consider, and act upon, Ordinance No. 2018-04 amending Ordinance No. 2017-26 (2017-2018 Budget) for proposed budget amendments for fiscal year 2017-2018; providing for repealing, savings and severability clauses; and providing an effective date of this ordinance. (L. Bantz, Finance Director, L. Yanez, HR Director)**
- I. Consider, and act upon, Resolution No. 2018-10(R), approving an Election Contract by and between the City of Wylie and the Collin County Elections Administrator for administration of the May 5, 2018, Wylie General Election for the City's Voters residing in Collin County. (S. Storm, City Secretary)**
- J. Consider, and act upon, the First Amendment to the Employment Agreement between the City of Wylie and Mindy Manson. (M. Manson, City Manager)**

Council Action

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

REGULAR AGENDA

1. **Hold a Public Hearing and consider, and act upon, a change of zoning from Agricultural – 30 District (AG-30) to Planned Development for Single Family on approximately 52 acres, generally located northeast of the intersection of South Ballard and Pleasant Valley Road ZC2017-13 (R. Ollie, Development Services Director)**

Staff Comments

Development Services Director Ollie addressed Council stating this was a request to permanently zone a tract of land that was recently annexed into the City as part of a development agreement that was adopted in October 2017. The development standards of this Planned Development contain the same requirements set forth in the approved Development Agreement. The concept plan is for 169 single family residential lots, 9 open space lots, and the donation of 1.6 acres to the City of Wylie for a fire station. The residential lots have a minimum lot size requirement of 6,325 square feet with 1/3 of the lots being a minimum width of 55 feet, 1/3 of the lots a minimum width of 60 feet, and 1/3 of the lots a minimum width of 65 feet. The minimum home size shall be 2,000 square feet. The Developer will be required to install a 6-foot-high masonry screening wall where lots back or side to Elm, Ballard, and Pleasant Valley. The residential lots which back onto park land shall provide a decorative iron fence of uniform design to be installed by the home builder. Maintenance of the open space area will be the responsibility of the homeowners' association.

Ollie reported that twenty-nine (29) notifications were mailed, with one response returned in favor and two responses against the request.

The Commissioners voted 6-0 to recommend approval of the request.

Developer Comments

Jim Douglas, representing Douglas Properties, addressed Council stating the layout and all of the PD specs are the same as the Development Agreement when they were annexed. The screening wall will be rock columns with brick masonry and will be landscaped between the wall and the street. The homes in the neighborhood will be a Bloomfield product. Douglas stated they worked with the Fire Chief on the 1.6 acre site for the fire station which will have access from the main road and the subdivision. Douglas stated that Atmos will not allow them to put anything but grass in the 75-foot gas easement bisecting the development.

Public Hearing

Mayor Hogue opened the public hearing on ZC 2017-13 at 6:19 p.m. asking anyone present wishing to address Council to come forward.

No one was present wishing to address Council.

Mayor Hogue closed the public hearing at 6:20 p.m.

Council Action

A motion was made by Councilman Forrester, seconded by Councilman Dahl to change the zoning from Agricultural – 30 District (AG-30) to Planned Development for Single Family on approximately 52 acres, generally located northeast of the intersection of South Ballard and Pleasant Valley Road, ZC2017-13. A vote was taken and the motion passed 7-0.

2. **Hold a Public Hearing and consider, and act upon, a change in zoning from Commercial Corridor (CC) to Planned Development Multi-Family/Community Retail (PD-MF/CR) to allow for a 286 unit multi-family development with commercial uses on a 15.72 acre tract of land located northwest of the intersection of State Highway 78 and Westgate. (ZC 2017-12)**
(R. Ollie, Development Services Director)

Staff Comments

Development Services Director Ollie addressed Council stating the applicant is proposing a planned development to allow for an urban style approximately 300-unit multi-family development that will also include commercial uses. The development standards proposed will have the underlying regulations of Multi-Family (MF) and Community Retail (CR). Some of the major differences between the PD and base zoning are:

- The overall unit per acre density is higher to accommodate the four-story urban style building
- Individual units can be smaller: 550 sf efficiency in lieu of 750 sf, and 650 sf one bedroom in lieu of 900 sf
- Parking is set to 1.6 spaces per unit with shared parking for the commercial uses
- Main structure height is 65 feet in lieu of 40 feet to accommodate four stories

Ollie stated the applicant is in the process of obtaining approval for the parking within the 50-foot Explorer Pipeline Easement. If they cannot receive the agreement with the easement entity the parking and the buildings will shift slightly south to move the parking from the easement.

Ollie reported that twelve (12) notifications were mailed with no responses returned in favor or in opposition to the request.

The Commissioners voted 7-0 to recommend approval of the request.

Developer Comments

Brian Rumsey, representing Cross Architects, addressed Council stating that this is an urban lifestyle center with multi-family, two restaurant pads, some retail, and office buildings and offers walkability to other surrounding businesses. The complex would be consisted of the main building which is a four story building with a courtyard and a pool, two urban style restaurants, an L- shaped three-story building, and five additional apartment buildings that will be three stories with detached and attached garages. There will also be a dog park in the green space that will be divided for large and small dogs. Out of 286 units, 30 would be efficiency, 169 would be one bedroom, 73 would be two bedrooms, and 14 would be three bedrooms. The square footage ranges from 586-997 for the efficiency and one bedroom, 1,097-1,229 sq. ft. for the two bedrooms, and 1,350 sq. ft. for the three bedrooms. Mayor Hogue asked why there was a 300 sq. ft. difference. Rumsey replied that it helps when they can offer a small unit for less money and the residents still have access to the amenities. In the current proposal the smallest unit will be 590 sq. ft. Steve Rumsey, representing Cross Development, stated that one restaurant pad would be built with the apartments and the second restaurant pad would not be built until they have a company to fill the first restaurant. Councilman Forrester asked if there were any tenants secured for the office buildings. Steve Rumsey replied that they did not have any at this time and they will not build shells for those buildings. Hogue confirmed it would be zoned for office buildings. Hogue asked if they would work with the City's art liaison for different art pieces located in the development. Rumsey replied that they would be willing to work with the art liaison.

Public Hearing

Mayor Hogue opened the public hearing on ZC 2017-12 at 6:52 p.m. asking anyone present wishing to address Council to come forward.

Matthew Porter, Wylie resident, spoke against this project.

Mayor Hogue closed the public hearing at 6:56 p.m.

Council Action

A motion was made by Councilwoman Culver, seconded by Councilman Dahl to approve a change in zoning from Commercial Corridor (CC) to Planned Development Multi-Family/Community Retail (PD-MF/CR) to allow for a 286-unit multi-family development with commercial uses on a 15.72 acre tract of land located northwest of the intersection of State Highway 78 and Westgate (ZC 2017-12) with the provisions of minimum square footage of 590 for efficiency and 675 for one bedroom, and direct the applicant to work with the staff art liaison to help develop the art projects within the community. 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 captions to Ordinance No.'s 2018-03 and 2018-04 into the official record.

Mayor Hogue convened into Work Sessions at 7:13 p.m.

WORK SESSIONS

- **Discuss the remodel of Fire Station 2 and the purchase of 109' aerial ladder.** (*B. Parker, Fire Chief*)

Fire Chief Parker addressed Council stating Wylie continues to grow and is seeing more four-story buildings being built with the most recent being Holiday Inn. The original idea was to purchase a longer aerial apparatus and remodel Fire Station 2 in conjunction with the construction of Fire Station 4. Due to the continued growth, WFR is seeking direction from Council on accelerating the purchase of a longer aerial apparatus and a remodel of Fire Station 2. In addition to the purchase of the apparatus, a remodel for Fire Station 2 is needed to add on a longer apparatus bay to accommodate the new apparatus, to address the dorm arrangement to accommodate mixed gender, and to enclose a fitness area to help in cancer reduction due to the diesel exhaust residue in the apparatus bay where the firefighters currently work out. The cost of the 109' aerial ladder is approximately \$300,000 more than the replacement quint currently requested for a total of \$1,300,000. The funds for the remodel would come from the Fire Development Fund due for service expansion. Councilman Forrester asked what the ramifications were if we did not meet our ISO Class 1 rating. Parker replied that it would affect the businesses and their insurance premiums; it would also affect residential homeowners but not to the same extent. Councilman Dahl asked if moving the purchase of the new apparatus up pushes out the construction of Fire Station 4. City Manager Manson replied that the Fire Development Fund would not be used to fund the apparatus due to the fact that is a replacement. The challenge with building Fire Station 4 is sustaining the staffing with the operating budget. Mayor Hogue asked how old quint 2 is. Parker replied it is 11 years old.

Direction from Council was to move forward with gathering numbers to bring back to Council for the Fire Station 2 remodel and the purchase of the 109-foot aerial ladder.

- **Discuss the remodel and expansion of the Public Safety Building.** *(C. Holsted, Asst. City Manager)*

Assistant City Manager Holsted addressed Council stating that Melissa Brand-Vokey with Architects Design Group was present to go over the status of this project, an updated cost, and a bond sale calendar. Brand-Vokey addressed Council stating they tried to maximize the areas they could reuse in the current public safety building. The jail would expand from its current location to have a sally port and add booking areas. The rest of the building would be remodeled mostly for the police department and part of the EOC, and then an addition to the front of the building would be a hardened communications area, specifically the safe room and the data room, and courts. There would be a new public entry and parking at the front of the building. Almost all of the existing parking will be for staff. The goal is to add as much square footage for staff as possible. Mayor Hogue asked if this was phase one or if the fire department will one day be back in the building. Holsted stated the number one priority would be to get additional square footage in the building for fire admin. Hogue stated that officers are currently out of the city for about two hours transporting prisoners to the county. He asked if there would be more female jail cells. Brand-Vokey stated there would be a male and female pod and one swing pod that could be used for male or female.

Holsted stated the projected construction cost reflects different classifications of unit cost, including trying to use existing space/walls. There are also some additional expenses including moving communications to the other side of the building, a construction manager at risk, contingency, cost escalation, and technology, furniture, and equipment. The projected construction cost and additional expenses total \$13,967,996. There are also some alternatives such as renovated EOC space, covered parking spaces, additional secured parking walls, and additional public parking that are not included in the \$13,967,996. The funding sources include \$2,795,553 of the fund balance which was approved in FY2018 budget, a potential use of additional fund balance of \$1.0 million, millennium tile insurance funds of \$535,500, insurance recoverable depreciation and code upgrades of \$730,308, and 2008 CO balance from the Municipal Complex of \$460,000 for a total of \$5,521,361 which would equate to a projected bond issue of \$8,446,635.

Councilman Dahl confirmed that the purpose of the covered parking spaces is to protect our investments. Holsted replied that one of the biggest issues is heat during the summer with the electronics in the vehicle and trying to cool down the vehicles. Councilwoman Arrington asked about the \$600,000 debt payment. Manson replied over the last few years we have refinanced to take advantage of the lower interest rates on our current debt. The \$600,000+ will be absorbed in debt payment and there will be consequences, but it will not impact service delivery because that is the priority. Mayor Hogue asked when construction would start. Holsted replied the start of the remodel would be the first quarter of 2019 and the renovation would take about 10-12 months to complete. Mayor Hogue asked how this would affect the credit rating. Finance Director Bantz stated as long as Council is in favor of keeping our fund balance high we will be fine.

Citizen Matthew Porter spoke with concerns regarding the remodel and expansion of the public safety building.

Direction from Council was for staff to move forward with bringing a resolution to the next Council meeting.

- **Presentation and update on City of Wylie branding initiative funded through the Wylie Economic Development Corporation.** *(C. Kelly, Public Information Officer)*

Public Information Officer Kelly addressed Council, stating that his office and the EDC had partnered with Cooksey Communications to explore the Wide Awake Wylie concept as a refreshed brand and logo. He said that "Wide Awake Wylie" had been a nickname for the city for many years and has been part of

the heart and soul of the community. The new logo does not take the place of the current City logo, but can be used for advertising, events, on the website and social media. Kelly also presented a new "W" logo. The consensus of Council was that they liked the new logos, but only wanted to use them going forward, not incur the expense of replacing the logo on vehicles, signage, etc.

RECONVENE INTO REGULAR SESSION

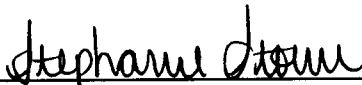
Take any action as a result from Executive Session.

Mayor Hogue reconvened into Open Session at 8:11 p.m.

ADJOURNMENT

A motion was made by Councilman Dahl, seconded by Councilwoman Culver to adjourn the meeting at 8:13 p.m. A vote was taken and the motion passed 7-0.

ATTEST:


Stephanie Storm, City Secretary


Eric Hogue, Mayor

