



Wylie City Council

Minutes

City Council Meeting

Tuesday, March 28, 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 Eric Hogue, Mayor pro tem Keith Stephens, Councilman David Dahl, Councilwoman Candy Arrington, Councilman Jeff Forrester, Councilwoman Diane Culver, and Councilman William Whitney III.

Staff present were: City Manager, Mindy Manson; Assistant City Manager, Chris Holsted; Development Services Director, Renae Ollie; Public Services Director, Mike Sferra; Police Chief, Anthony Henderson; City Engineer, Tim Porter; Finance Director, Linda Bantz; City Secretary, Carole Ehrlich; Public Information Officer, Craig Kelly, and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor pro tem Stephens gave the invocation and Development Services Director Renae Ollie led the Pledge of Allegiance.

PRESENTATIONS

- **Motorcycle Awareness Month**

Mayor Hogue read a proclamation declaring May 2017 as Motorcycle Safety Awareness Month in the City of Wylie. Several members of multiple motorcycle clubs were in attendance to accept the proclamation. The members asked everyone to be extra cautious on the roadways and to look out for motorcycles.

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.

Evelyn Seddig gave a short presentation regarding the Wylie East FFA and the upcoming Wylie Stock Show and Sale to be held April 8, 2017 – April 11, 2017. She invited those present to attend.

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 March 14, 2017 Regular Meeting of the Wylie City Council. (C. Ehrlich, City Secretary)**
- B. Consider, and place on file, the City of Wylie Monthly Investment Report for February 28, 2017. (L. Bantz, Finance Director)**
- C. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for February 28, 2017. (L. Bantz, Finance Director)**
- D. Consider, and act upon, approval of a Final Plat creating two commercial lots on 4.541 acres of the Railroad Industrial Park Addition and the S.B. Shelby Survey, Abstract No. 820, generally located north of SH 78 and east of Cooper Drive. (R. Ollie, Development Services Director)**
- E. Consider, and act upon, Ordinance No. 2017-11 amending PD 2006-01 to allow R7.0 and R8.4 zoning categories for single-family residential development on approximately 104.15 acres, generally located between McCreary Road and Springwell Parkway approximately 1200 feet south of FM544. ZC 2017-01 (R. Ollie, Development Services Director)**
- F. Consider, and act upon, approval of a Preliminary Plat for Poorkiyani Addition, creating a single commercial lot on 0.477 acres, generally located north of FM 544 and east of Springwell Parkway. (R. Ollie, Development Services Director)**
- G. Consider, and act upon, Resolution 2017-10(R) approving and authorizing the publication of notice of intention to issue certificates of obligation. (L. Bantz, Finance Director)**
- H. Consider, and act upon, vendor application for Wylie East High School Cross Country Team to sell items at a cross country meet to be held September 2, 2017 at Founders Park. (R. Diaz, Parks & Recreation Superintendent)**
- I. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of February 28, 2017. (S. Satterwhite, WEDC Director)**
- J. Consider, and act upon, authorizing the Mayor to enter into a Cooperative Agreement for additional Law Enforcement Services, between the City of Wylie, Lavon Lake, Texas**

initiates Agreement No. W9126G-17-T-0063 and the U.S. Army Corps of Engineers. This agreement is for the provisions of additional Law enforcement Services from May 19, 2017 through September 5, 2017 for a sum not to exceed \$62,324.69. (A. Henderson, Police Chief)

- K. Consider, and act upon, the approval of the purchase of bleachers and installation from Hunter Knepsheid in the estimated amount of \$95,850.00 through a purchasing contract with Buy Board Cooperative Purchasing (#512-16), and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing)
- L. Consider, and act upon, the approval of the purchase of Pavement Resurfacing Services from Reynolds Asphalt and Construction Company in the estimated annual amount of \$900,000.00 through an existing City of Grand Prairie, Texas, contract and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing)

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

Council Action

A motion was made by Councilwoman Culver, seconded by Councilman Forrester to approve Consent Items B through L as presented. A vote was taken and the motion passed 7-0.

REGULAR AGENDA

- A. Consider, and act upon, approval of the Minutes of March 14, 2017 Regular Meeting of the Wylie City Council. (C. Ehrlich, City Secretary)

Council Action

A motion was made by Councilman Dahl, seconded by Councilwoman Culver to approve Consent Item A – City Council Minutes from March 14, 2017, as revised. A vote was taken and the motion passed 7-0.

1. Conduct a Public Hearing for the annexation of approximately 2 acres of land situated in the Guadalupe De Los Santos Survey, Abstract No. 1100, Collin County, Texas, and Abstract No. 1384, Dallas County, Texas, generally located southeast of the intersection of South Ballard and Pleasant Valley Road. A2017-02 (R. Ollie, Development Services Director)

Staff Comments

Development Services Director Ollie addressed Council stating that this annexation is at the request of the property owner, Sharon & Harry J. Ellis and the representative Wylie DPV, LTD. The subject tract is contiguous to current property under the ownership of Wylie DPV, LTD and bordered on the west by properties within corporate city limits of Wylie and on the east by properties lying within unincorporated Collin and Dallas Counties. The applicant desires to bring the subject tract into the city and develop it in accordance with Planned Development 2016-27 District.

Public Hearing

Mayor Hogue opened the public hearing on Annexation A2017-02 at 6:20 p.m. asking anyone present wishing to address Council on this item to come forward.

No citizens were present wishing to address Council.

Mayor Hogue closed the public hearing at 6:21 p.m.

No action was required on this item.

The second public hearing on this annexation will be held during the April 11, 2017 City Council meeting and consideration of the Ordinance approving the annexation will be held April 25, 2017.

- 2. Hold a Public Hearing and consider, and act upon, a Re-plat for Kellers 2nd Addition Lots 10R, Block 10; Being a Re-plat of Lot 10B and Lot 9B, Block 10 of Kellers 2nd Addition, located at 307 W. Oak Street creating one residential lot. (R. Ollie, Development Services Director)**

Staff Comments

Development Services Director Ollie addressed Council stating that the applicant is requesting a residential re-plat to establish one residential lot of 0.172 acres (7,500 sf). The lots are zoned DTH (Downtown Historic District). The purpose of the re-plat is to create a buildable lot that will allow the current owner to have her house rebuilt by Habitat for Humanity.

The properties in the Kellers 2nd subdivision were platted and developed in the 1950s. The downtown historic district does not have a minimum lot size requirement however all new residential developments are to conform with the front, side, and rear yard setbacks of existing residential buildings on the block face. Lot 10R, Block 10 as shown on this plat will allow for a new house to be in compliance with this requirement

Public Hearing

Mayor Hogue opened the public hearing on this re-plat at 6:23 p.m. asking anyone present wishing to address Council on this item to come forward.

No citizens were present wishing to address Council.

Mayor Hogue closed the public hearing at 6:24 p.m.

Council Action

A motion was made by Councilman Forrester, seconded by Councilman Whitney to approve a Re-plat for Kellers 2nd Addition Lots 10R, Block 10; Being a Re-plat of Lot 10B and Lot 9B, Block 10 of Kellers 2nd Addition, located at 307 W. Oak Street creating one residential lot. A vote was taken and the motion passed 7-0.

- 3. Consider, and act upon, approval regarding the construction of a new single family residential structure located within the Keller's 2nd Addition, Block 10, Lots 9b & 10b (307 W. Oak Street). (R. Ollie, Development Services Director)**

Staff Comments

Development Services Director Ollie addressed Council stating that the Owner/Applicant is proposing to construct a new residential dwelling on two lots that will require re-platting to a single lot. In accordance with Ordinance No. 2013-17, any development proposing new construction or substantial renovation

requires special oversight by the Commission to ensure preservation of the historic and architectural character of the area.

The original home is nine hundred sq. ft. and was built in 1931. The home is in extreme dis-repair. The owners are proposing to demolish the existing house and re-build a home provided for by Habitat for Humanity. The proposal is for a 2,106 sq. ft. single story dwelling with 4" hardy siding and 8" siding to architectural detailing for skirting, composite shingle roof, and a wraparound porch with a minimum depth of 5'. Columns and railings are to be constructed around the edge of the porch. Square scalloped siding will be utilized for architectural detailing on the upper façade of the gable roof.

A 6' wide sidewalk is required for all new residential construction. Choice of color will adhere to a historic color palette.

Ollie reported the Historic Commission desired to see a variation in the gable roof design and contrast of colors for the corbels. The attached plans conform. The Commission voted 7-0 to recommend approval to the City Council.

Mayor Hogue noted this proposal was for an additional Habitat for Humanity home in Wylie, which assist those in need while requiring each applicant to facilitate in the building of the home. Ollie explained that the applicant grew up in the home and with the assistance of Habitat for Humanity would be able to continue to live in her childhood location.

Council Action

A motion was made by Councilman Forrester, seconded by Councilman Whitney to approve the construction of a new single family residential structure located within the Keller's 2nd Addition, Block 10, Lots 9b & 10b (307 W. Oak Street). A vote was taken and the motion passed 7-0.

4. **Consider, and act upon, Resolution No. 2017-11(R) of the City of Wylie suspending the April 21, 2017, effective date of Oncor Electric Delivery Company's requested rate change to permit the city time to study the request and to establish reasonable rates; approving cooperation with the steering committee of cities served by Oncor to hire legal and consulting services and to negotiate with the company and direct any necessary litigation and appeals; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel for the steering committee. (M. Manson, City Manager)**

Staff Comments

City Manager Manson addressed Council stating that Oncor Electric Delivery Company ("Oncor" or "the Company") filed an application on or about March 17, 2017 with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by \$317 million or approximately 7.5% over present revenues. The Company asks the City to approve an 11.8% increase in residential rates and a 0.5% increase in street lighting rates. If approved, a residential customer using 1000 kWh per month would see a bill increase of about \$6.68 per month.

The resolution suspends the April 21, 2017 effective date of the Company's rate increase for the maximum period permitted by law to allow the City, working in conjunction with the Steering Committee of Cities Served by Oncor, to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

Manson explained the City of Wylie is currently a member of a 156-city coalition known as the Steering Committee of Cities Served by Oncor ("Steering Committee"). The Steering Committee has been in existence since the late 1980s Empowered by city resolutions and funded by per capita assessments, the Steering Committee has been the primary public interest advocate before the Public Utility Commission, the Courts, and the Legislature on electric utility regulation matters for the last 30 years.

Although Oncor has increased rates many times over the past few years, this is the first comprehensive base rate case for the Company since January 2011.

Council Action

A motion was made by Councilman Dahl, seconded by Councilwoman Arrington to adopt Resolution No. 2017-11(R) of the City of Wylie suspending the April 21, 2017, effective date of Oncor Electric Delivery Company's requested rate change to permit the city time to study the request and to establish reasonable rates; approving cooperation with the steering committee of cities served by Oncor to hire legal and consulting services and to negotiate with the company and direct any necessary litigation and appeals; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel for the steering committee. A vote was taken and the motion passed 7-0.

5. **Consider, and act upon, a Chapter 380 Agreement with Bloomfield Homes, LP.** (*M. Manson, City Manager*)

Staff Comments

City Manager Manson addressed Council stating that staff was recently contacted by representatives of Bloomfield Homes, LP who proposed a Chapter 380 Agreement as a method for sharing Bloomfield's use tax paid in connection with building materials used by Bloomfield to build new homes in Wylie.

Manson reviewed the major points of the agreement with Council which included:

- A. Per state law, the City may offer economic incentives through a Chapter 380 Agreement.
- B. The City shall pay Bloomfield Homes 80% of the City's one percent (1.00%) General Fund use tax generated and paid by the homebuilder during the term of the Agreement.
- C. Either party may terminate the Agreement if state or federal law renders the Agreement ineffectual or illegal.
- D. The Agreement may be terminated if Bloomfield Homes suffers an Event of Bankruptcy or insolvency.

Manson explained, based on Bloomfield Homes' 775 undeveloped lots in Wylie, the company anticipates each new home will generate roughly \$480 in net City / EDC / Parks, Rec & Library tax revenues (net of Grants) and \$320 in net benefits for Bloomfield Homes that will be used to recover the company's costs for use tax compliance. Over the build-out period of the new homes in Wylie, and presuming no inflation in the cost of building materials, Wylie's net City tax revenues after Grants are anticipated to be \$62,000 for the General Fund plus \$310,000 for the EDC / Parks & Rec and Library (total of \$372,000) and \$248,000 for Bloomfield Homes. If building material costs increase during the term of the Agreement or if Bloomfield purchases new undeveloped lots in Wylie and builds incremental new homes in the City, the benefits could increase further.

Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilwoman Culver to approve a Chapter 380 Agreement with Bloomfield Homes, LP. A vote was taken and the motion passed 7-0.

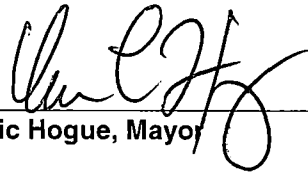
READING OF ORDINANCE

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. 2017-11 into the official record.

ADJOURNMENT

A motion was made by Mayor pro tem Stephens, seconded by Councilman Forrester to adjourn the meeting at 6:40 p.m. A vote was taken and the motion passed 7-0.


Eric Hogue, Mayor

ATTEST:


Carole Ehrlich, City Secretary

