



# Wylie City Council

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## Minutes

### Regular Meeting

Tuesday, April 10, 2018 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

#### **CALL TO ORDER**

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*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, Councilman Jeff Forrester, Councilwoman Candy Arrington, Councilwoman Diane Culver, and Councilman Timothy Wallis.

Staff present included: City Manager Mindy Manson; Assistant City Manager Chris Holsted; Police Chief Anthony Henderson; Assistant Fire Chief Brandon Blythe; Development Services Director Renae Ollie; City Engineer Tim Porter; Public Information Officer Craig Kelly; Finance Director Melissa Beard; Human Resource Director Lety Yanez; Parks and Recreation Director Robert Diaz; Library Director Rachel Orozco; City Secretary Stephanie Storm, and various support staff.

#### **INVOCATION & PLEDGE OF ALLEGIANCE**

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Mayor *pro tem* Keith Stephens gave the invocation and Councilwoman Candy Arrington led the Pledge of Allegiance.

#### **PRESENTATIONS**

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- **Presentation by the Wylie Rotary Club to donate \$4,000 to the City of Wylie for a park improvement to Olde City Park**

Mike Agnew, representing the Wylie Rotary Club, presented a donation of \$4,000 to Parks and Recreation Director Diaz.

- **National Library Week Proclamation**

Mayor Hogue presented a proclamation proclaiming April 8 - April 14, 2018 as National Library Week in Wylie, Texas. Members of the Library Board, Friends of the Library, and staff were present to accept the proclamation.

- **Proclamation for Crime Victims' Rights Week**

Mayor Hogue presented a proclamation proclaiming April 8 - April 14, 2018 as Crime Victims' Rights Week in Wylie, Texas. Crime Victims Advocate Angie McIntosh was present to accept the proclamation.

- **National Telecommunicators Week Proclamation**

Mayor Hogue presented a proclamation proclaiming April 8 - April 14, 2018 as Public Safety Communications Week in Wylie, Texas. Assistant Fire Chief Blythe and members of the Telecommunication Department (Dispatch) 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.*

Matthew Porter, citizen of Wylie, addressed Council asking if they would consider having the latest NCTCOG update added to an upcoming agenda.

### **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 27, 2018 Regular Meeting of the Wylie City Council.** *(S. Storm, City Secretary)*
- B. **Consider, and act upon, a request for substantial renovations of a residential structure in Jefferson St. and Jackson St., and more specifically at 100 W. Jefferson within the accordance with Ordinance No. 2013-17, generally located at the northeast corner of Downtown Historic District.** *(R. Ollie, Development Services Director)*
- C. **Consider, and act upon, Ordinance No. 2018-10 to change the zoning from Single-Family 10/24 (SF-10/24) District to Planned Development Single-Family District (2018-10-SF) for Patio Homes on approximately 18 acres, generally located at the northwest corner of Brown Street and Westgate Way within the D.W. Williams Survey, Abs A1021, Tr 2. ZC2017-09** *(R. Ollie, Development Services Director)*
- D. **Consider, and act upon, Ordinance No. 2018-11 to change the zoning from Agricultural – 30 District (AG-30) to Business Government (BG) for College or University uses on approximately 54 acres, generally located at Brown Street, and west of Country Club Road. ZC2018-04** *(R. Ollie, Development Services Director)*
- E. **Consider, and act upon, Ordinance No. 2018-12 to change the zoning from Planned Development 2011-29 (PD-2011-29) to Planned Development - Commercial Corridor (PD-CC), to allow for retail and self-storage uses. Generally located south of the intersection of FM 544 and Woodbridge Parkway (721 & 731 Woodbridge Parkway). ZC2018-03** *(R. Ollie, Development Services Director)*
- F. **Consider, and act upon, Resolution No. 2018-17(R), of the City Council of the City of Wylie, Texas, approving the Rockwall Central Appraisal District's proposal to renovate the property situated at 841 Justin Road, Rockwall, Texas.** *(M. Manson, City Manager)*

- G. Consider, and act upon, the acceptance of the resignation of Tim Gilchrist and appointment of Danyella Lanier as Board Member to the Board of Ethics to fill the unexpired term of July 2017 to June 2019. *(S. Storm, City Secretary)*
- H. Consider, and act upon, Ordinance No. 2018-13, repealing Ordinance No. 2017-33, save and except the amendment to Ordinance No. 84-11, and adopting the 2015 Edition of the International Existing Building Code, save and except the deletions and amendments set forth herein; providing for a penalty for the violation of this ordinance; providing for repealing, savings and severability clauses; providing for an effective date of this ordinance; and providing for the publication of the caption hereof. *(B. McCullough, Building Official)*
- I. Consider, and act upon, Ordinance No. 2018-14, repealing Ordinance No. 2017-38; adopting the 2015 Edition of the International Property Maintenance Code, save and except the deletions and amendments set forth herein; providing for a penalty for the violation of this ordinance; providing for repealing, savings and severability clauses; providing for an effective date of this ordinance; and providing for the publication of the caption hereof. *(B. McCullough, Building Official)*

**Council Action**

A motion was made by Councilman Dahl, seconded by Councilwoman Culver, to approve the Consent Agenda as presented. A vote was taken and the motion passed 7-0.

**REGULAR AGENDA**

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- 1. **Hold a Public Hearing and consider, and act upon, a change of zoning from Agricultural – 30 District (AG-30) to Planned Development for Commercial and Industrial uses (PD-CC-LI) on approximately 8 acres, located at 1900 N SH 78. ZC2018-02** *(R. Ollie, Development Services Director)*

**Applicant/Council Comments**

Mayor Hogue stated the applicant has submitted a letter to withdraw the item for consideration.

**Public Hearing**

Mayor Hogue opened the public hearing on ZC2018-02 at 6:31 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 6:32 p.m.

**Council Action**

A motion was made by Councilman Forrester, seconded by Councilman Wallis, to accept a withdraw of a change of zoning from Agricultural – 30 District (AG-30) to Planned Development for Commercial and Industrial uses (PD-CC-LI) on approximately 8 acres, located at 1900 N SH 78. ZC2018-02. A vote was taken and the motion passed 7-0.

- 2. **Consider all matters incident and related to the issuance and sale of “City of Wylie, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2018,” including the**

**adoption of Ordinance No. 2018-15 authorizing the issuance of such certificates of obligation.**  
(*M. Beard, Finance Director*)

**Staff Comments**

Finance Director Beard addressed Council stating that at the February 27, 2018 Council meeting, Resolution 2018-12(R) authorizing the publication of the notice of intention to issue certificates of obligation was approved. The notice was published in *The Wylie News* on March 7, 2018 and March 14, 2018. These certificates of obligation will fund the remodel and expansion of the Public Safety Building. Bids were received for the sale of the certificates on the morning of April 10, 2018.

Lindsay Evans, representing Hilltop Securities, addressed Council stating the results from a successful sale took place on the morning of April 10, 2018 and are being presented to Council this evening. She noted that the Moody's rating for the City had been affirmed, and a few credit strengths mentioned were strong management, sizeable growing tax base, and strong liquidity. Evans reported that eight bids had been received earlier in the day with Morgan Stanley being the lowest rate, coming in at 3.234 percent with a cover bid from Citigroup.

**Council Action**

A motion was made by Councilwoman Culver, seconded by Councilwoman Arrington, to approve Ordinance No. 2018-15 and all matters incident and related to the issuance and sale of "City of Wylie, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2018," as provided for in Agenda Item #2. A vote was taken and the motion passed 7-0.

3. **Consider, and act upon, Ordinance No. 2018-16 amending Ordinance No. 2017-26 (2017-2018 Budget) for proposed mid-year amendments for fiscal year 2017-2018.** (*M. Beard, Finance Director*)

**Staff Comments**

Finance Director Beard addressed Council stating the mid-year budget amendments are generally intended to cover unanticipated revenue and expenditure adjustments to the current budget. There are four funds affected: the General Fund, Parks A&I Fund, Hotel Tax Fund, and Utility Fund. The requests are further defined as neutral (matching revenues to expenditures), revenue increases, or expenditure increases.

**Citizen Comments**

Matthew Porter, resident, addressed Council requesting clarification on the positions with title changes. City Manager Manson responded that two positions, Budget Manager and Purchasing Manager, had changes in their job descriptions which affected their salary and more accurately reflects their duties. Leadership for the Public Services department has recently been divided into two positions, a Parks Director and a Public Works Director, after the retirement of the Public Services Director last month.

**Council Comments**

Councilman Forrester asked Manson why the corporal positions are being amended mid-year. Manson responded that there was an overlap with different ranks where supervisors were making less than individuals they were supervising. Councilman Wallis asked if staff compared the proposed pay of the corporal position to other municipalities. Manson responded that anytime salary adjustments are being

made, staff obtains pay information from the human resource departments of our peer cities so that we are competitive, but don't over or under pay.

### Council Action

A motion was made by Councilwoman Culver, seconded by Councilman Dahl, to approve Ordinance No. 2018-16 amending Ordinance No. 2017-26 (2017-2018 Budget) for proposed mid-year amendments for fiscal year 2017-2018. A vote was taken and the motion passed 6-1 with Councilman Wallis voting against.

### READING OF ORDINANCES

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*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 Nos. 2018-10, 2018-11, 2018-12, 2018-13, 2018-14, 2018-15, and 2018-16 into the official record.

### WORK SESSION

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Mayor Hogue convened into Work Sessions at 6:51 p.m.

- **Discussion and possible direction for a future 180-day moratorium on special events involving running, walking, and/or cycling on public right-of-way.**

City Manager Manson addressed Council stating that staff wanted to get direction from Council on the possibility of enacting a 180-day moratorium on certain types of special events. With the growth in the City and associated traffic, staff believes that the current Special Event Ordinance does not provide criteria for the safe and effective control of events such as 5K races. Issues such as the required manpower from Public Safety, Parks, and Public Services, who covers the cost for that manpower, and approved safe routes continue to be issues as multiple entities submit applications for these events. As staff continues to research sample ordinances from other communities, it is requested that a temporary 180-day moratorium be put in place until an updated ordinance can be presented to Council for consideration. The city attorney has prepared a draft ordinance that can be brought back at a subsequent meeting and is included for review.

Mayor Hogue stated that many cities limit the amount of 5Ks allowed during the year and designate specific areas where they have to be held. Councilwoman Arrington asked if the moratorium would affect events that are currently on the calendar. Manson replied that staff has a good idea of what the annual events are so, as long as they file an application and touch base with staff, the City will work with them. Manson clarified that this is addressing events whose participants will walk on the roads or in neighborhoods; not ones held on private property. Manson replied staff does not want to make this moratorium permanent and it could be for a shorter amount of time, just so staff can get the structure and parameters in place to ensure the events are safe. Councilman Forrester requested that the entire special events process be reviewed more broadly. Mayor Hogue stated that something needs to be in place so that staff is aware of planned events and can be prepared. Councilwoman Arrington stated if this is a topic about City staff and resources being used, this is a broader topic that needs to be reviewed to include any events, not just 5Ks. Manson replied that staff is currently reviewing the special events ordinance and comparing ours with other cities. This is a short-term, temporary stop to 5Ks due to safety concerns. Mayor *pro tem* Stephens stated who pays for a fee and how not-for-profit and for-profit organizations are handled are things to consider.

Becky Welch, Run for our Heroes coordinator, addressed Council stating that their not-for-profit group follows the rules for all of the events that they host and their group would have no problem paying a fee

to hold an event. She stated she feels a private vs. not-for-profit event might be looked at differently relating to the fee.

Councilman Wallis stated if fees are put in place to hold an event he would like to be considerate of the size of the not-for-profit group. He also asked what it costs the City to work an event. Mayor Hogue stated he would like to know how much an event currently costs police, fire, and public works and would like that cost to not only include 5Ks but also Boo on Ballard. Mayor Hogue stated he would also like to know what they City currently pays to use other facilities located in the City.

The consensus of council was to proceed with bringing a moratorium to Council for approval with Councilman Dahl, Wallis, and Forrester stating they would like the shortest amount of days as possible up to 180 days.

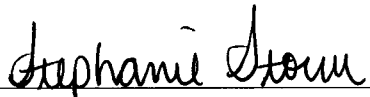
### **RECONVENE INTO REGULAR SESSION**

Mayor Hogue reconvened into Regular Session at 7:24 p.m.

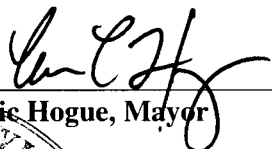
### **ADJOURNMENT**

A motion was made by Councilman Dahl, seconded by Councilwoman Arrington, to adjourn the meeting at 7:26 p.m. A vote was taken and the motion passed 7-0.

ATTEST:

  
Stephanie Storm, City Secretary



  
Eric Hogue, Mayor