



# Wylie City Council

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## Minutes

### City Council Meeting

Tuesday, July 26, 2016 – 6:00 p.m.  
Wylie Municipal Complex – Council Chambers  
300 Country Club Road, Bldg. 100  
Wylie, TX 75098

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#### CALL TO ORDER

*Announce the presence of a Quorum.*

Mayor Hogue called the meeting to order at 6:03 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, Councilwoman Diane Culver, and Councilman William Whitney III. Councilman Jeff Forrester was absent.

Staff present were: City Manager, Mindy Manson; Fire Chief, Brent Parker; City Engineer, Chris Holsted; Finance Director, Linda Bantz; Development Services Director, Renae Ollie; Public Services Director, Mike Sferra; Library Director, Rachel Orozco; City Secretary, Carole Ehrlich, and various support staff.

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#### INVOCATION & PLEDGE OF ALLEGIANCE

Firefighter Randall Barber gave the invocation and Police Officer Donald English led the Pledge of Allegiance.

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#### PRESENTATIONS

- **Carter BloodCare Presentation**

Katie Huntsman, representing Carter BloodCare, addressed Council stating that during the Bluegrass on Ballard event held July 2, 2016 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 Fire Rescue, by one vote.

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

## **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.*

Nikki Culver addressed Council stating she was the marketing representative for Conversations Coffee Bar located in historic downtown Wylie. She invited those present to the Grand Opening of the coffee bar to be held Thursday, July 28, 2016.

## **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 12, 2016 Regular Meeting and the July 14, 2016 Special Called Work Session of the Wylie City Council. (C. Ehrlich, City Secretary)
- B. Consider, and act upon, approval of a Preliminary Plat for Inspiration, Phases 5 consisting of 17.186 acres to establish single family residential lots for a master planned development within Unincorporated Collin County, generally located north of Parker Road (F.M. 2414) on Inspiration Blvd. (R. Ollie, Development Services Director)
- C. Consider, and place on file, the City of Wylie Monthly Investment Report for June 30, 2016. (L. Bantz, Finance Director)
- D. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for June 30, 2016. (L. Bantz, Finance Director)
- E. Consider, and act upon, a vendor application for the Girls Scouts of Northeast Texas Service Unit 148 for a family fun and registration event at Olde City Park on August 28, 2016. (R. Diaz, Parks and Recreation Superintendent)
- F. Consider, and act upon, a vendor application for the Wylie ISD Council of PTA's "Back to the Future Back to School" event at Olde City Park on August 27, 2016. (R. Diaz, Parks and Recreation Superintendent)
- G. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of June 30, 2016. (S. Satterwhite, WEDC Director)

## **Council Action**

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

## **REGULAR AGENDA**

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- 1. Hold a Public Hearing and consider, and act upon, a change in zoning from Agricultural (A) to Townhouse District (TH) to allow for 89 Townhome lots on 9.689 acres, generally located west of Country Club Road and north of Brown Street. ZC 2016-08 (R. Ollie, Development Services Director)**

### **Staff Comments**

Development Services Director Ollie addressed Council stating that the property totals 9.69 acres and will create eighty-nine (89) townhome residential lots and one open space lot. Exhibit A is a concept plan that shows a public road to be dedicated to the City that will provide access to all of the proposed residential lots. All units will be sprinkled as the proposed subdivision does not have two points of vehicular access as required by ordinance. In addition, the layout exceeds the maximum block length of 1,200' per Section 3.4.B. of the Subdivision Regulations. The fire marshal has approved the sprinkler addition as an alternative to the two points of vehicular access requirement.

Access to the parcel will be limited to vehicles coming inbound from the north due to a median that prevents access from the south. The developer has also left an open space at the end of the proposed road to allow for the possibility of future access south of the subject property.

Ollie explained a revised concept plan was submitted after P&Z approval that shows 6 parking spaces along the frontage of the open space lot, in an effort to minimize on-street parking in front of dwelling units. These spaces will be owned and maintained by the HOA. However, the parking spaces are partially within the public right-of-way. This type of maneuvering is not in accordance with Section 7.3.H, which requires that all parking areas provide suitable maneuvering room so that all vehicles may enter an abutting street in a forward direction, except when it is residential parking with no more than two spaces per property.

Additionally, the zoning ordinance requires a 20' front yard setback and a 25' rear yard setback. The concept plan shows compliance with the minimum lot size of 3,000 square feet. At the request of the Commission, setbacks are 25 feet in the front, 20 feet in the rear, 5 feet for exterior sides, and 15 feet for corner sides. The applicant has made this adjustment and it is reflected on the concept plan.

The Comprehensive Land Use Plan categorizes this area as General Urban Sector. This sector provides for a wide range of opportunities to "live, work and play", and primarily supports the retail, service, office, light production and research, and development type uses. It further states that some high density residential may occur provided that it is in a mixed-use type setting. There is no mixed use proposed for this development. The property will be required to pay fees in lieu of Parkland Dedication at a rate of \$800 per dwelling unit.

Ollie reported the Commissioners discussed at great length the number of units proposed with only one access off Country Club. The 50' width of right-of-way was a concern for the Commissioners. This width would allow for 10' on both sides, thereby leaving a total street curb to curb width of only 30'. After much discussion, the applicant agreed to widen the curb to curb width to 37'. In addition, the Commissioners expressed concerns with the number of lots and the limited accessibility to the tract. The Commissioners voted 4-3 to approve the request with amendments to increase the street width to 37' curb to curb; front yard setback to 25 feet.

### **Applicant Comments**

Alan Lauhoff, representing Atlas Associates, Inc., addressed Council stating that the parking had been increased at the recommendation of the Zoning Commission. Lauhoff noted his firm did not find out

about the mixed use requirement until the day prior to the Council meeting and therefore could not address this requirement.

### **Council Discussion**

Mayor Hogue asked if the Planning and Zoning Commission was aware of the Comprehensive Plan requirements for mixed uses at the time of the meeting. Ollie reported they were not; staff had not included the plan in the report to them. Mayor Hogue reiterated that the plan does call for mixed use in the Comprehensive Plan. Ollie replied it did.

Councilwoman Culver asked Ollie why the commission voted for approval. Ollie replied that many of the commission members had concerns with regard to meeting the requirements of the Comprehensive Plan; however, when the vote came, the commission voted 4-3 to approve.

Councilman Dahl had concerns with regard to fire protection. He asked what would happen if more than one Quint was required to service a fire, would they be able to maneuver into the development without backing out due to one access point. He also voiced his concern with the high density of the development. Mayor pro tem Stephens had concerns with the additional traffic this would feed onto Country Club Road with the many U-turns to access the property.

### **Public Hearing**

Mayor Hogue opened the public hearing on Zoning Case 2016-08 at 6:32 p.m. asking anyone present wishing to address Council to come forward.

Duane Fisher, real estate broker for the applicant, addressed Council stating that the applicant did not find out about the "mixed use" requirement until noon today. He stated he was aware this was not the only issue addressed tonight however he did not think the mixed use with high density requirement was practical. Mayor Hogue explained that during the amendments to the comprehensive plan, Council felt certain areas within the City should require high density with mixed uses and other areas for mobile home parks and so on.

Mayor Hogue closed the public hearing at 6:36 p.m.

### **Council Action**

A motion was made by Mayor pro tem Stephens, seconded by Councilwoman Culver to **deny** a change in zoning from Agricultural (A) to Townhouse District (TH) to allow for 89 Townhome lots on 9.689 acres, generally located west of Country Club Road and north of Brown Street ZC 2016-08. A vote was taken and the motion passed to deny ZC 2016-08, 6-0 with Councilman Forrester absent.

Mayor Hogue convened into work session at 6:38 p.m.

### **WORK SESSION**

- **Discuss the Report on Water and Wastewater Rates prepared by NewGen Strategies & Solutions.** (*L. Bantz, Finance Director*)

Finance Director Bantz addressed Council stating that NewGen Strategies and Solutions had conducted a study and provided a report on Water and Wastewater Rates. She reported the rates were last updated on August 27, 2013. Since that time, the City has approved updates to the water and wastewater ten-year capital improvement plan, and the North Texas Municipal Water District has updated their proposed wholesale water rates. The report incorporates the

new information and calculates the rates necessary to maintain 90 days of working capital as required by the City's financial policy. Bantz introduced Matthew Garrett representing NewGen.

Mr. Garrett gave a presentation showing current rates and recommended rates for the coming years based on current consumption and estimated wholesale rate increases.

The two scenarios presented were as follows:

- Scenario 1 is based on the City's current rate structure and would require a 9.5% increase in water and wastewater rates for all customer classes.
- Scenario 2 is based on a more conservation minded rate structure and would require a 9% increase in water and wastewater rates for all customer classes. In addition to the current tiers, two additional tiers would be added with different per gallon charges for 20,001-40,000 gallons and over 40,000 gallons of use in a month.

Council direction was to move forward with Scenario 2 and bring back an ordinance for Council consideration. If approved, new rates would go into effect October 1, 2016.

- **FY 2016-2017 Budget Work Session**

City Manager Manson addressed Council and reviewed the proposed revenues and expenditures for the Utility Fund and the 4B Tax Fund. Manson noted that the City's policy calls for 90 days of operating expenditures which is equal to \$4,109,798 for the Utility Fund. She indicated the estimated ending fund balance 9/30/17 would be closer to \$6,708,902, well above the 90 day requirement. Manson reviewed the personnel and non-personnel related recommendations which were included in the ending fund balance above and totaling \$286,760 in personnel related recommendations for staffing and \$203,750 in non-personnel related equipment.

Manson reported the 4B Sales Tax Fund ending balance for 9/30/15 was \$1,501,824; adding estimated revenues and expenditures for 2016/17 the estimated ending fund balance is \$1,316,751. Policy requirement for the 4B Fund is 25% or \$616,824. This will leave an overage in the ending balance to support another park project of some type, if Council wishes.

Manson gave an update to the General Fund showing an estimated ending fund balance as of 9/30/17 of \$12,079,914. Policy for this fund is to have 25% budgeted expenditures or \$9,276,598. The ending balance will show a 33% fund balance. This includes all carried-forward expenditures, all recommended personnel and non-personnel requests, 100% of the Market Survey implementation, and the 3% merit raises for non-sworn employees and the 2.5% sworn officer pay increases.

Manson reported after all expenditures, the ending balance in the General Fund to be \$177,238. She explained Collin County Appraisal District had reported additional tax revenue of \$848,000 in their final certified totals which brings the budget to an overage of \$1,025,238. Manson recommended possible expenditures for a Police laser scanner, Phase II of the school zone sign replacement, an articulated tractor w/edger attachment to be funded at \$197,200, and for Council to consider a property tax reduction of a half-cent or one-cent for FY 2016/17.

Council direction was to move forward with all staff recommendations and to look at a two-cent reduction in property tax for the FY 2016/17, and bring these adjustments back for Council consideration.

**RECONVENE INTO REGULAR SESSION**

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Mayor Hogue reconvened into Regular Session at 8:26 p.m.

**ADJOURNMENT**

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A motion was made by Mayor pro tem Stephens, seconded by Councilman Whitney to adjourn the meeting at 8:28 p.m. A vote was taken and the motion passed 6-0 with Councilman Forrester absent.

  
Eric Hogue, Mayor

ATTEST:

  
Carole Ehrlich, City Secretary

