



# Wylie City Council

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## Minutes

### City Council Meeting

Tuesday, September 13, 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 Eric Hogue called the meeting to order at 6:00 p.m. City Secretary Ehrlich took roll call with the following City Council members present: Mayor pro tem Keith Stephens, Councilman David Dahl, Councilwoman Candy Arrington, Councilwoman Diane Culver, Councilman William Whitney III, and Councilman Jeff Forrester.

Staff present were: City Manager, Mindy Manson; Assistant City Manager, Chris Holsted; Fire Chief, Brent Parker; Development Services Director, Renae Ollie; Finance Director, Linda Bantz; WEDC Executive Director, Sam Satterwhite; City Secretary, Carole Ehrlich; Public Information Officer, Craig Kelly, and various support staff.

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#### INVOCATION & PLEDGE OF ALLEGIANCE

Councilman Dahl gave the invocation and Councilwoman Arrington led the Pledge of Allegiance.

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#### CITIZENS COMMENTS ON NON-AGENDA ITEMS

*Residents may address Council regarding an item that is not listed on the Agenda. Residents must provide their name and address. 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 during Citizens Comments.

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#### 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 August 23, 2016 Regular Meeting and the September 6, 2016 Special Called Meeting of the Wylie City Council. (C. Ehrlich, City Secretary)

- B. Consider, and act upon, Ordinance No. 2016-18 authorizing the annexation of approximately 5.23 acres of land situated in the Francisco De La Pina Survey, Abstract No. A0688, Tract 126, Collin County, Texas, located 1023 Kreymer Lane (1023 Private Road 5259). 2016-02A (R. Ollie, Development Services Director)
- C. Consider, and act upon, Resolution No. 2016-24(R), ratifying Chris Holsted as Acting City Manager in the absence of Mindy Manson, City Manager. (M. Manson, City Manager)
- D. Consider, and act upon, approval of a Final Plat for Community Boat and RV Storage Addition (ETJ), creating one lot on 2.874 acres, generally located in the County of Dallas southeast of the intersection of Twin Creek Drive and Vinson Road. (R. Ollie, Development Services Director)
- E. Consider, and act upon, approval of a Final Plat for CVS Country Club Addition, creating one lot on 1.896 acres, generally located on the southwest corner of Country Club Road and Parker Road. (R. Ollie, Development Services Director)
- F. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of July 31, 2016. (S. Satterwhite, WEDC Director)
- G. Consider, and act upon, the approval of the lease of Xerox copiers from Xerox Corporation in the estimated amount of \$150,000.00 through a State of Texas Department of Information Resources (DIR) contract, and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing)

Mayor Hogue announced, staff had requested that Item B of the Consent Agenda be pulled and considered individually.

#### **Council Action**

A motion was made by Councilwoman Culver, seconded by Councilman Dahl to approve Items A, C, D, E, F, and G of the Consent Agenda as presented and pull Item B for further discussion and action. A vote was taken and the motion passed 7-0.

- B. Consider, and act upon, Ordinance No. 2016-18 authorizing the annexation of approximately 5.23 acres of land situated in the Francisco De La Pina Survey, Abstract No. A0688, Tract 126, Collin County, Texas, located 1023 Kreymer Lane (1023 Private Road 5259). 2016-02A (R. Ollie, Development Services Director)

#### **Staff Comments**

Development Services Director Ollie addressed Council stating that the applicant had requested the annexation 2016-02A be tabled to the October 25, 2016 Council meeting so the applicant could finalize some title work.

#### **Council Action**

A motion was made by Councilwoman Culver, seconded by Councilman Dahl to table the annexation of approximately 5.23 acres of land situated in the Francisco De la Pine Survey, Abstract No. A0688, Tract 126, Collin County, Texas located at 1023 Kreymer Lane to the October 25, 2016 City Council meeting. A vote was taken and the motion passed 7-0.

**RECESS CITY COUNCIL**

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Mayor Hogue recessed the City Council meeting at 6:10 p.m.

**CALL TO ORDER THE WYLIE PARKS & RECREATION FACILITIES DEVELOPMENT CORPORATION (4B)**

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Chair Mayor Eric Hogue called the Wylie Parks and Recreation Facilities Development Corporation (4B) meeting to order at 6:10 p.m. The following members were present: Chair Eric Hogue, Board members Mayor pro tem Keith Stephens, Councilwoman Diane Culver, Councilman David Dahl, and John Ward. Dan Chesnut and Jeff Harris were absent.

1. **(4B) Consider, and act upon, approval of the Minutes from the September 8, 2015 Special Called Meeting of the Wylie Parks and Recreation Facilities Development Corporation (4B).** *(C. Ehrlich, City Secretary)*

**4B Board Action**

A motion was made by Board member Stephens, seconded by board member Dahl to approve the September 8, 2015 Wylie Parks and Recreation Facilities Development Corporation (4B) minutes as presented. A vote was taken and the motion passed 5-0 with board members Chesnut and Harris absent.

2. **(4B) Consider, and act upon, approval of the FY 2016-2017 4B Budget and authorize expenditures for the FY 2016-2017 Community Services Facilities Capital Improvement Plan.** *(L. Bantz, Finance Director)*

**4B Board Action**

A motion was made by Board member Culver, seconded by board member Dahl to approve the FY 2016-2017 4B Budget and authorize expenditures for the FY 2016-2017 Community Services Facilities Capital Improvement Plan. A vote was taken and the motion passed 5-0 with board members Chesnut and Harris absent.

3. **(4B) Consider, and act upon, the appointment and/or reappointment of the Wylie Parks and Recreation Facilities Development Corporation (4B) Officers and appoint a Chair and Vice Chairman from its board members for a term beginning January 1, 2017 and ending December 31, 2018.** *(C. Ehrlich, City Secretary)*

**4B Board Action**

A motion was made by Board member Dahl, seconded by board member Culver to appoint Mayor Eric Hogue as Chair and John Ward as Vice Chair; Mindy Manson as President; Chris Holsted as Vice-President; Linda Bantz as Treasurer, and Carole Ehrlich as Secretary of the Wylie Parks and Recreation Facilities Development Corporation (4B) for a term beginning January 1, 2017 and ending December 31, 2018. (2 year term) A vote was taken and the motion passed 5-0 with board members Chesnut and Harris absent.

**ADJOURN 4B BOARD**

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With no further business before the board, Chair Hogue adjourned the meeting at 6:15 p.m. Consensus of the board was to adjourn.

**RECONVENE INTO OPEN SESSION OF THE WYLIE CITY COUNCIL**

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Mayor Hogue reconvened into Open Session of the Wylie City Council at 6:16 p.m.

**REGULAR AGENDA**

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1. **Conduct the 1st 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, located southeast of the intersection of South Ballard and Pleasant Valley Road. 2016-03A (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 and applicant of a 2.009 acre tract. The subject tract is contiguous to existing city limits on the west, south, and east side, while properties to the north across Pleasant Valley are within unincorporated Collin County.

**Public Hearing**

Mayor Hogue opened the public hearing on Annexation No. 2016-03A at 6:20 p.m. asking anyone present wishing to address this item to come forward.

No one was present wishing to address Council.

Mayor Hogue closed the first public hearing on Annexation No. 2016-03A at 6:21 p.m.

No action was required on this item.

The following schedule for this item includes:

Notice published for Public Hearings	August 24 and September 7, 2016
First Public Hearing	September 13, 2016
Second Public Hearing	September 27, 2016
Adoption of Ordinance	October 11, 2016

2. **Consider, and act upon, Ordinance No. 2016-19, amending the zoning from Agricultural-30 (A-30) to Single-Family 10/24 (SF-10/24) for Serene Villas Subdivision, creating 51 residential lots on 16.739 acres, generally located west of Kreymer Lane and north of Stone Road, (1033 S. Kreymer Ln; 1053 S. Kreymer Ln) ZC 2016-09 (R. Ollie, Development Services Director)**

**Staff Comments**

Development Services Director Ollie addressed Council stating that the applicant had requested the Zoning Case 2016-09 be tabled to the October 11, 2016 Council meeting so the applicant can finalize some title work.

### **Council Action**

A motion was made by Mayor pro tem Stephens, seconded by Councilman Whitney to table consideration of Ordinance No. 2016-19, amending the zoning from Agrucultural-30 (A-30) to Single-Family 10/24 (SF-10/24) for Serene Villas Subdivision, creating 51 residential lots on 16.739 acres, generally located west of Kreymer Lane and north of Stone Road, (1033 S. Kreymer Ln; 1053 S. Kreymer Ln) to the October 11, 2016 City Council meeting. A vote was taken and the motion passed 7-0.

3. **Consider, and act upon, approval of a Preliminary Plat for Serene Villas Subdivision, creating 67 residential lots on 21.925 acres, generally located west of Kreymer Lane and north of Stone Road, (1023 Private Rd.; 1033 S. Kreymer Ln; 1053 S. Kreymer Ln) (R. Ollie, Development Services Director)**

### **Staff Comments**

Development Services Director Ollie addressed Council stating that the applicant had requested the Preliminary Plat for Serene Villas Subdivision, creating 67 residential lots on 21.925 acres be tabled to the October 11, 2016 Council meeting so the applicant can finalize some title work.

### **Council Action**

A motion was made by Councilwoman Arrington, seconded by Councilman Dahl to table consideration of a Preliminary Plat for Serene Villas Subdivision, creating 67 residential lots on 21.925 acres, generally located west of Kreymer Lane and north of Stone Road to the October 11, 2016 City Council meeting. A vote was taken and the motion passed 7-0.

4. **Consider, and act upon, approving the property tax increase reflected in the budget. (L. Bantz, Finance Director)**

### **Staff Comments**

Finance Director Bantz addressed Council stating that the tax rate needed to fund the FY 2016-2017 budget is \$0.848900 per \$100 of assessed valuation. She explained that although this tax rate represents a decrease of \$0.02 (two cents) from the tax rate in FY 2015-2016, there will be an increase in tax revenue the City receives due to new property that was added to the tax roll and an increase in the total property assessed valuation. Section 26.05 of the Texas Property Tax Code requires the governing body to hold a separate vote to ratify this property tax increase that is reflected in the budget.

### **Council Action**

A motion was made by Councilwoman Arrington, seconded by Councilman Dahl to approve the property tax increase reflected in the FY 2016-2017 Budget. A vote was taken and the motion passed 7-0 with Mayor Hogue, Mayor pro tem Stephens, Councilwoman Culver, Councilman Forrester, Councilwoman Arrington, Councilman Whitney and Councilman Dahl voting for approval and none against.

5. **Consider, and act upon, Ordinance No. 2016-20 adopting a budget and appropriating resources for Fiscal Year 2016-2017, beginning October 1, 2016, and ending September 30, 2017. (L. Bantz, Finance Director)**

### Staff Comments

Finance Director Bantz addressed Council stating that the tax rate being proposed for Fiscal Year 2016-2017 is \$0.8489 per \$100 of assessed valuation. She explained that the summary of all operating and capital funds includes the budget for the Wylie Economic Development Corporation. The adoption of the FY 2016-2017 tax rate is presented as a separate agenda item.

Mayor Hogue thanked City Manager Manson and staff for their work to follow the wishes of the Council and continue to lower taxes each year.

### Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilwoman Arrington to approve Ordinance No. 2016-20 adopting a budget and appropriating resources for Fiscal Year 2016-2017, beginning October 1, 2016, and ending September 30, 2017. A vote was taken and the motion passed 7-0 with Mayor Hogue, Mayor pro tem Stephens, Councilwoman Culver, Councilman Forrester, Councilwoman Arrington, Councilman Whitney and Councilman Dahl voting for approval and none against.

6. **Consider, and act upon, Ordinance No. 2016-21 fixing the tax rate/levy for Tax Year 2016 and Budget Year FY 2016-2017 at \$0.84890 per \$100 of assessed valuation.** (*L. Bantz, Finance Director*)

### Staff Comments

Finance Director Bantz addressed Council stating that the tax rate needed to fund the FY 2016-2017 budget is \$0.84890 per \$100 of assessed valuation. The tax rate is broken down with \$0.623399 being used for operations and maintenance and \$0.225501 being used to fund the General Debt Service Fund. This tax ordinance will generate levies of \$20,731,492 for the General Fund and \$7,499,213 for the I & S Fund. The adopted Fiscal Year 2016-2017 budget requires the support of this ordinance for funding. Although the tax rate is being decreased by two cents, the motion to approve the tax rate must be made in the designated format due to state law requirements found in Section 26.05(b) of the Property Tax Code since the tax rate exceeds the effective tax rate of \$0.795191.

### Council Action

A motion was made Councilwoman Arrington, seconded by Councilman Forrester to approve Ordinance No. 2016-21 fixing the tax rate/levy for Tax Year 2016 and Budget Year FY 2016-2017 at \$0.84890 per \$100 of assessed valuation. "I further move that the property tax rate be increased by the adoption of a tax rate of \$0.848900, which is effectively a 6.75% increase in the tax rate." A vote was taken and the motion passed 7-0 with Mayor Hogue, Mayor pro tem Stephens, Councilwoman Culver, Councilman Forrester, Councilwoman Arrington, Councilman Whitney and Councilman Dahl voting for approval and none against.

7. **Consider, and act upon, approval of Ordinance No. 2016-22 amending Subsection B (Water Rates) and Subsection C (Sewage Collection and Treatment Rates) of Section 1 (Water and Sewer Fees) of the Wylie Comprehensive Fee Schedule.** (*C. Holsted, Asst. City Manager*)

### Staff Comments

Assistant City Manager Holsted addressed Council stating that on July 26, 2016 Council held a work session to discuss the water and sewer rate study prepared by NewGen Strategies & Solutions. The study incorporates the water and sewer capital improvements plan (CIP), outstanding debt service, the proposed wholesale water rate increases from the North Texas Municipal Water District, the transfer to the general fund, and future utility fund staffing needs.

**Council Action**

A motion was made by Mayor pro tem Stephens, seconded by Councilman Forrester to approve Ordinance No. 2016-22 amending Subsection B (Water Rates) and Subsection C (Sewage Collection and Treatment Rates) of Section 1 (Water and Sewer Fees) of the Wylie Comprehensive Fee Schedule; Providing for Repealing, Savings, and Severability Clauses; Providing for an Effective Date of this Ordinance; and Providing for the Publication of the caption of this Ordinance. 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 Ehrlich read the captions to Ordinance No.'s 2016-20, 2016-21, and 2016-22 into the official record.

Mayor Hogue convened into Executive Session at 6:38 p.m. reading the captions below.

**EXECUTIVE SESSION**

*Recess into Closed Session in compliance with Section 551.001, et.seq. Texas Government Code, to wit:*

**§§Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.**

A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on its negotiating position.

- Discuss the acquisition of properties located near the intersection of F.M. 544 and Commerce.

**RECONVENE INTO OPEN SESSION**

*Take any action as a result from Executive Session.*

Mayor Hogue reconvened into Open Session at 7:05 p.m. There was no action taken as a result of Executive Session.

**ADJOURNMENT**

A motion was made by Mayor pro tem Stephens, seconded by Councilman Forrester to adjourn the meeting at 7:06 p.m. A vote was taken and the motion passed 7-0.

ATTEST:

  
 Carol Ehrlich, City Secretary

