



Wylie City Council

Minutes

Regular Meeting

Tuesday, October 9, 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 Matthew Porter, Councilman Jeff Forrester, Councilwoman Candy Arrington, Councilman Timothy Wallis, and Councilman David Dahl.

Staff present included: City Manager Mindy Manson; Assistant City Manager Chris Holsted; Police Lieutenant Mike Atkison; Development Services Director Renae Ollie; Project Engineer Wes Lawson; Public Information Officer Craig Kelly; Parks and Recreation Director Robert Diaz; Public Works Director Tim Porter; Human Resources Director Lety Yanez; Finance Director Melissa Beard; WEDC Director Sam Satterwhite; City Secretary Stephanie Storm, and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor *pro tem* Stephens gave the invocation and the Councilman Dahl led the Pledge of Allegiance.

PRESENTATIONS

- **Proclamation Declaring October 7-13, 2018 as Fire Prevention Week in the City of Wylie**

Mayor Hogue read a proclamation declaring October 7-13, 2018 as Fire Prevention Week in the City of Wylie. No one was present to accept the proclamation.

- **Employee Milestone Anniversary**

Mayor Hogue and City Manager Manson presented a milestone anniversary honor to Alicia Bretado, Police Records Supervisor, for 20 years of service to the City of Wylie.

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.

No citizens were present wishing to address Council.

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 September 25, 2018 Regular Meeting of the Wylie City Council. (S. Storm, City Secretary)**
- B. Consider, and act upon, Ordinance No. 2018-28 setting the time and place for all regular City Council Meetings in the 2019 calendar year. (S. Storm, City Secretary)**
- C. Consider, and recognize, a name change to the State of Minnesota Region 5 Service Cooperative Interlocal Cooperative Purchasing Agreement from NJPA to Sourcewell as previously approved in Resolution No. 2015-02(R). (G. Hayes, Purchasing Manager)**
- D. Consider, and act upon, the approval of the purchase of a 12 Yard Sewer and Catch Basin Vac Truck from Houston Freightliner in the amount of \$363,232.00 through a cooperative purchasing contract with the Houston Galveston Area Council (HGAC HT06-18), and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing Manager)**
- E. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of August 30, 2018. (S. Satterwhite, WEDC Director)**
- F. Consider, and act upon, Ordinance No. 2018-29 to amend PD 2017-17 to allow on street parking for Amenity Centers. Property generally located at the southwest corner of Hensley Lane and Woodbridge Parkway (ZC 2018-10). (R. Ollie, Development Services Director)**
- G. Consider, and act upon, approval of a Final Plat for Kreymer East, Phase 1, creating 84 residential lots and 2 open space lots on 26.871 acres, generally located on W.A. Allen Blvd and north of Foxwood Lane. (R. Ollie, Development Services Director)**

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

Council Action

A motion was made by Councilman Dahl, seconded by Councilman Wallis, to approve items A, B, C, D, F, and G on the Consent Agenda as presented. A vote was taken and the motion passed 7-0.

REGULAR AGENDA

- E. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of August 30, 2018. (*S. Satterwhite, WEDC Director*)

Council Comments

Councilman Porter asked the status of the website. Satterwhite replied they are estimating it will be up in 21-30 days.

Porter asked if there are any new projects. Satterwhite replied they are working with two local businesses on potential incentive packages to help them expand. The projects combined are about a \$17,000,000 investment. Satterwhite stated they are also about to break ground on some alleys on Ballard and Jackson. Another project the EDC is working on is assisting the City with the water system at FM 544 and Eubanks. The final new project is at the Premier Business Park where the WEDC will assist with a \$40,000 pavement repair.

Council Action

A motion was made by Councilman Dahl, seconded by Councilwoman Arrington, to approve consent item E. A vote was taken and the motion passed 7-0.

1. Hold a Public Hearing and consider, and act upon, a request to rezone a lot from Light Industrial (LI) to Planning Development – Light Industrial/Commercial Corridor (CC-LI/CC), property generally located 300' from the northwest corner of Hooper and Steel Roads (ZC 2018-12). (*R. Ollie, Development Services Director*)

Staff Comments

Development Services Director Ollie addressed Council stating the applicant is requesting to rezone a 2.9-acre property to allow for six buildings on a single lot that would be organized as a Commercial Management Association (CMA), which is similar to an HOA in a residential neighborhood. The CMA will be responsible for owning and maintaining the surrounding land, including all parking, landscaping, streets, and other areas. The buildings will have individual owners, but will be owned and maintained by the CMA. The zoning requested is compatible with the Comprehensive Land Use Plan. The area is designated as General Urban, which generally supports retail, service, office, light production, and research. The PD allows for:

- zero-lot lines and 100% lot coverage
- shared parking for all uses set at one space per 500 square feet regardless of actual use
- at least 15% xeriscape landscaped area under irrigation

Ollie reported 10 notifications were mailed; with one response in favor returned at the time of posting. The Planning and Zoning Commission does recommend approval 6-0.

Public Hearing

Mayor Hogue opened the public hearing on ZC 2018-12 at 6:17 p.m. asking anyone present wishing to address Council to come forward.

No citizens were present wishing to address Council.

Mayor Hogue closed the public hearing at 6:18 p.m.

Council Action

A motion was made by Mayor *pro tem* Stephens, seconded by Councilwoman Arrington, to approve a request to rezone a lot from Light Industrial (LI) to Planning Development – Light Industrial/Commercial Corridor (CC-LI/CC), property generally located 300 feet from the northwest corner of Hooper and Steel Roads (ZC 2018-12). A vote was taken and the motion passed 7-0.

Tabled from 09-25-2018

Remove from table and consider

Council Action

A motion was made by Councilman Forrester, seconded by Councilman Wallis, to remove Item 2 from table and consider. A vote was taken and the motion passed 7-0.

2. **Consider, and act upon, Ordinance No. 2018-27 amending Ordinance No. 2007-06 Chapter 18 Animals, Section 18-9 Livestock and Fowl, establishing standards for allowing chickens within city limits. (R. Ollie, Development Services Director)**

Staff Comments

Development Services Director Ollie addressed Council stating at the work session held July 24, 2018, the City Council directed staff to draft an ordinance that would allow chickens within the city limits of Wylie under certain guidelines. Of the cities surveyed, five require a permit, and eight do not. If no permit is required, there would be no inspections of the location or type of enclosure installed. Enforcement measures are outlined in the ordinance and would be conducted by Animal Control. If a permit is required, the permitting/inspections process would be handled through the Building Inspections Department. Enforcement would be through Animal Control. The proposed ordinance allows no more than eight chickens, which must be kept in an enclosure located in the rear yard of a residential dwelling and be provided a shelter with a minimum of 3 square feet of floor space per hen. Roosters or other loud fowl are prohibited. Enclosure must be a minimum of 25 feet from an adjacent dwelling.

Animal Control Supervisor Patton addressed Council stating that, if the proposed ordinance is approved, she would like to have resources in place to provide citizens an alternate location for chickens brought in to the shelter. At the current location, they are limited on space. Patton also suggested a registration process for the chickens.

Council Action

A motion was made by Councilman Wallis, seconded by Councilman Porter, to approve Ordinance No. 2018-27 amending Ordinance No. 2007-06 Chapter 18 Animals, Section 18-9 Livestock and Fowl, establishing standards for allowing chickens within city limits with the change that a person may harbor or process no more than eight backyard chickens on residential property after first having obtain a fowl license from Animal Control department from the City. A vote was taken and the motion passed 5-2 with Councilwoman Arrington and Mayor *pro tem* Stephens voting against.

3. **Consider, and act upon, Resolution No. 2018-35(R) authorizing the City Manager to execute a Tower Site Lease Agreement between the City of Wylie, Texas and T-Mobile West LLC. (C. Holsted, Asst. City Manager)**

Staff Comments

Assistant City Manager Holsted addressed Council stating earlier this year, T-Mobile approached the City about locating facilities on the Decker Court Elevated Storage Tank. Since that time they have met with staff to identify an area for the ground equipment as well as performed structural analysis on the tank for the equipment attachment. Holsted reported key points of the lease are as follows:

- five-year term with one additional five-year extension option
- \$25,000 annual rent increasing 3% annually for each year of the initial term and extension term
- tenant pays any necessary utility charges
- City will grant temporary easement for access

Council Comments

Mayor *pro tem* Stephens asked about the type of security perimeter. Holsted replied it is located inside the City's fence which is currently chain link with barbed wire on top. They will have a small perimeter fence inside the City's fence. Councilman Porter asked if verbiage is included in the contract holding them responsible in the event of any damage. Holsted replied there was.

Council Action

A motion was made by Mayor *pro tem* Stephens, seconded by Councilman Porter, to approve Resolution No. 2018-35(R) authorizing the City Manager to execute a Tower Site Lease Agreement between the City of Wylie, Texas and T-Mobile West LLC. A vote was taken and the motion passed 7-0.

4. **Consider, and act upon, the award of a professional services project order (PSPO) #W2019-8-E for engineering and design services for the FM 544 (Stone Road Phase 3) from north of Alfred Drive to Vinson Road to Freese & Nichols, Inc. in the amount of \$991,500 and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing Manager)**

Council Comments

Councilman Porter asked if it was falling within the anticipated budgeted amount at this portion of the project. Public Works Director Porter replied that it was. Councilman Dahl asked if there was an updated timeline of the current projects on the engineering webpage. Porter replied that he would review and update the webpage.

Council Action

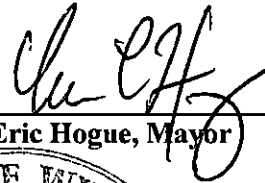
A motion was made by Councilman Forrester, seconded by Councilman Dahl, to award a professional services project order (PSPO) #W2019-8-E for engineering and design services for FM 544 (Stone Road Phase 3) from north of Alfred Drive to Vinson Road to Freese & Nichols, Inc. in the amount of \$991,500 and authorizing the City Manager to execute any necessary documents. A vote was taken and the motion passed 7-0.

READING OF ORDINANCES

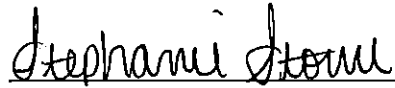
City Secretary Storm read the caption to Ordinance Nos. 2018-27, 2018-28, and 2018-29 into the official record.

ADJOURNMENT

A motion was made by Mayor *pro tem* Stephens, seconded by Councilman Dahl, to adjourn the meeting at 6.33 p.m. A vote was taken and the motion passed 7-0.


Eric Hogue, Mayor

ATTEST:


Stephanie Storm, City Secretary

