CITY OF WYLIE

Wylie City Council

Minutes

Wylie City Council Meeting

Tuesday, June 9, 2015 – 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, Councilman Todd Wintters, and Councilwoman Diane Culver. Councilman Bennie Jones and Councilman William Whitney III were absent.

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

INVOCATION & PLEDGE OF ALLEGIANCE

Fire Chief Brent Parker gave the invocation. Finance Director Linda Bantz led the Pledge of Allegiance.

PRESENTATIONS

- **Blue Star Banner Presentation**

Mayor Hogue addressed the Council stating that President Wilson created the Blue Star Banner Presentation after World War II to honor the parents of children serving in the military. The Mayor presented Blue Star flags to each of the recipients below in honor of their children's service.

Parent(s)	Soldier(s)	Branch	High School	Other
Denis and Christie McBride	Andrew McBride	Navy	Wylie High	
Randy and Karen Gann	Joshuah Prince	Marines	Wylie East	Former City employee at the rec center
Brad and Roberta Lowery	1 - Jesse Lowery	Navy	Out of State	Pacific Theater, now stateside teaching for the Navy
	2 – Brandon Lowery	Navy	Out of State	Japan, now stateside

- **Presentation Employee Milestone Anniversaries**

Mayor Hogue presented awards of appreciation to the following City of Wylie employees celebrating milestone anniversaries.

NAME	TITLE	DOH	2015
Mark Howeth	Police Officer	7/11/05	10
Aron Bressler	Crewleader-Water	7/31/00	15
Jose Villalobos	Police Officer	2/17/05	10

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 the Council during Citizens Comments.

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 May 20, 2015 Special Called Meeting and May 26, 2015 Regular Meeting of the Wylie City Council. *(C. Ehrlich, City Secretary)*

Council Action

A motion was made by Councilman Dahl, seconded by Councilman Wintters to approve the Consent Agenda as presented. A vote was taken and the motion passed 5-0 with Councilmembers Jones and Whitney absent.

REGULAR AGENDA

1. **Consider, and act upon, the recommendations of the 2015 Boards and Commission Council Interview Panel for appointments to the Animal Shelter Advisory Board, Construction Code Board, Library Board, Parks and Recreation Board, Parks and Recreation Facilities Development Corporation Board (4B), Planning and Zoning Commission, Public Arts Advisory Board, Historic Review Commission, Wylie Economic Development Corporation, and the Zoning Board of Adjustments to fill board vacancies for a term to begin July 1, 2015 and end June 30, 2017/18.** *(C. Ehrlich, City Secretary)*

Council Panel Recommendations

2015 Boards and Commissions Interview Chair, Stephens addressed Council. He presented the following recommendations for the 2015/2016 Boards and Commission positions for re-appointment and new appointments. Stephens noted there were recommendations for replacements should a vacancy occur during the year for some of the boards.

Animal Shelter Advisory Board: Shelia Patton, board member, and JoAnn Englar and Nancy Peirce as replacements
Construction Code Board: Bobbie Heath, Jr. (Alt.), Bryan Rogers, Brad Emerson, Zachary Herrera, and Billy McClendon as board members.
Historic Review Commission: Jon D. Lewis, John Pugh, Gary Taylor, and James Park as board members, and Michael Grubbs as a replacement.
Library Board: Mindy Ayers, Janice Borland, Shirley Burnett, Karen Adams, and Todd Abronowitz as board members, and Vivian Quinn as a replacement.
Parks and Recreation Board: Daniel Chesnut, Jeff Harris, and Bobby Kinser as board members, and Tyler Hamilton and John Ward as replacements.
Parks and Recreation 4B Board: John Ward, Daniel Chesnut, Jeff Harris, Diane Culver, and Keith Stephens as board members.
Planning and Zoning Commission: George Ellington, Dennis Larson, Mike McCrossin, and Jerry Stiller as board members, and Sonia Ahmed and Dallas Jones as replacements.
Public Arts Advisory Board: Anita Jones, Michelle Pugh, Randy Points, and Brooke Lopez as board members, and Lauren Kelli Howard as a replacement.
Wylie Economic Development Board: Demond Dawkins and John Yeager (3 year terms)
Zoning Board of Adjustments: Linda Jourdan

Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilman Dahl to approve the 2015/2016 Boards and Commissions Interview Panel recommendations as presented for the Animal Shelter Advisory Board, Construction Code Board, Library Board, Parks and Recreation Board, Parks and Recreation Facilities Development Corporation Board (4B), Planning and

Zoning Commission, Public Arts Advisory Board, Historic Review Commission, Wylie Economic Development Corporation, and the Zoning Board of Adjustments, to fill board vacancies for a term beginning July 1, 2015 and ending June 30, 2017/18. A vote was taken and the motion passed 5-0 with Councilmembers Jones and Whitney absent.

2. **Hold a Public Hearing and consider, and act upon, a change in zoning from Agricultural (A/30) and Planned Development 2014-32 (PD-2014-32) to Planned Development-Single-Family (PD-SF), for single-family residential development on 69.87 acres, located east W.A. Allen Blvd. and north of Stone Road, immediately east of Stone Grove Addition. ZC 2015-04.** *(R. Ollie, Development Services Director)*

Staff Comments

Development Services Director Ollie addressed Council stating that the applicant is requesting to establish permanent zoning on approximately 30 acres of land, and amend the zoning on approximately 38 acres, of which 18 acres was annexed into the City in late 2014. There currently exist 3 separate owners consisting of five tracts to be developed in accordance with the planned development conditions to create a residential development of single family dwelling of varied densities, and to provide connections to existing Stone Grove Phase I Addition to the west. Ollie noted the creek running along the development was part of the Stone Road 1 Phase and was dedicated to the City.

Planning and Zoning Commission did vote 5-1 to approve the zoning.

Development Discussion

Jim Douglas, representing Douglas Properties (applicant), addressed Council presenting a short PowerPoint. He noted the same builders would be used and would incorporate the continuation of the hike and bike trails. Mr. Douglas noted this portion of the development would be part of the Kreymer Estates. Councilman Dahl asked about the old cemetery located near the development. Mr. Douglas reported Avalon Park does belong to the City; however, he would be under brushing the cemetery and attempting to locate all the head stones, and would be building a new wrought iron fence around the cemetery area.

Douglas reported he would be working with City staff to clean up the debris and silting around the creek area similar to what was done in the Kreymer Estates. Councilwoman Culver requested that the portion of the creek near Stone Road, owned by the City, be kept on an annual clean up once Douglas Properties cleans the creek area. Mr. Douglas stated that he would notify and work with the City annually, when his equipment was onsite, to insure all the creek area is maintained.

Councilman Wintters asked Mr. Douglas what the average home price point was in Kreymer Estates. Mr. Douglas replied the average home was $300,000 to $400,000. This price point significantly exceeds the minimum home size and price range proposed.

Public Hearing

Mayor Hogue opened the public hearing for Zoning Case No. 2014-32 at 6:51 p.m. asking anyone present wishing to address Council to come forward.

Evan Brown, residing in the Avalon Development, requested the property lot backing up to his property be left vacant to allow for a place for wildlife and to preserve the tree line.

Mayor Hogue closed the public hearing at 6:54 p.m.

Mr. Douglas reported he would make every attempt to leave the tree line if the trees are in good condition. He reported that this was a prime lot and anyone purchasing it would be doing so for the tree line. He would also look at the lot and see if a portion could be left vacant; he noted he did not want to provide the trail to that end as this could cause "policing nightmare."

Council Action

A motion was made by Councilwoman Culver, seconded by Councilman Wintters to approve a change in zoning from Agricultural (A/30) and Planned Development 2014-32 to Planned Development Single-Family (PD-SF) for single-family residential development on 69.87 acres, located east of W.A. Allen Blvd. and north of Stone Road, immediately east of Stone Grove Addition. A vote was taken and the motion passed 5-0 with Councilmembers Jones and Whitney absent.

3. **Hold a Public Hearing and consider, and act upon, approval of a Replat for Woodbridge Centre I Addition, Block B, Lot 2, subdividing a single lot into 3 commercial lots, generally located west of Woodbridge Parkway and south of FM 544.** *(R. Ollie, Development Services Director)*

Staff Comments

Development Services Director Ollie addressed Council stating that the property totals 3.176 acres and will create three commercial lots. Lot 2C currently contains existing retail/commercial uses, while Lot 2B will be a future development for retail/commercial purposes. Lot 2A will serve as an open space/natural-scape lot that alone is undevelopable. Lot 2A will remain under the ownership and maintenance of Clark Street Development.

Public Hearing

Mayor Hogue opened the public hearing for the Replat for Woodbridge Centre I Addition at 7:00 p.m. asking anyone present wishing to address Council to come forward.

No citizens were present to address Council.

Mayor Hogue closed the public hearing at 7:01 p.m.

Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilman Dahl to approve a Replat for Woodbridge Centre I Addition, Block B, Lot 2, subdividing a single lot into 3 commercial lots, generally located west of Woodbridge Parkway and south of FM 544. A vote was taken and the motion passed 5-0 with Councilmembers Jones and Whitney absent.

Mayor Hogue recessed into Executive Session at 7:06 p.m. stating the closed session below.

EXECUTIVE SESSION

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

§§ Section 551.071. Texas Government Code (Consultation with Attorney); Closed Meeting
On a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

- **Discussion of possible tax lien foreclosure action(s)**

Mayor Hogue reconvened into Open Session at 8:00 p.m.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

There was no action taken as a result of Executive Session.

Mayor Hogue convened into Work Session at 8:04 pm..

WORK SESSION

- **FY 2015-2016 Budget Discussion and Overview**

City Manager Mindy Manson addressed Council presenting an overview of the proposed FY2015/2016 Budget. She noted this was very preliminary. Manson reviewed some assumptions which included a 9% increase in estimated property value and a 5% increase in sales tax for FY 2015/2016 on the revenue side. Expenditures assumed a 10% increase in employee health insurance, a Public Safety step increase, and the implementation of merit-based salary increases; based on performance for non-sworn personnel. This assumption also includes base revenue and expenditures for each department.

Factoring in these assumptions, the estimated excess balance for FY 2015/16 is approximately $1,981,000. Manson reported there were 35 requests for new or upgraded personnel positions totaling to $1,806,449 with equipment costs associated with new personnel estimated at $344,446. Non-Personnel requests from all departments totaled $2,428,522. These costs were not included in the assumptions.

Manson reviewed the General Fund Balance for 2015/2016 to be 30%, included in that percentage is the use of $200,000 for Debt Service. She reported this percentage was above the reserve fund goal of 25%. Department presentations will take place July 16, 2015 and July 21, 2016 to continue the budget discussions.

Mayor Hogue reconvened into Regular Session.

RECONVENE INTO REGULAR SESSION

ADJOURNMENT

A motion was made by Mayor pro tem Stephens, seconded by Councilman Dahl to adjourn the meeting at 8:35 p.m. A vote was taken and the motion passed 5-0 with Councilman Jones and Whitney absent.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary