



# Wylie City Council

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## Minutes

### City Council Meeting

Tuesday, September 8, 2015 – 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 Eric Hogue, Mayor pro tem Keith Stephens, Councilwoman Candy Arrington, Councilman Todd Winters, Councilwoman Diane Culver, Councilman William Whitney III, and Councilman David Dahl.

Staff present were: City Manager, Mindy Manson; Assistant City Manager, Jeff Butters; Fire Chief, Brent Parker; Development Services Director, Renae Ollie; City Engineer, Chris Holsted; Police Chief, Anthony Henderson; Finance Director, Linda Bantz; City Secretary, Carole Ehrlich; Public Information Officer, Craig Kelly; and various support staff.

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#### INVOCATION & PLEDGE OF ALLEGIANCE

Wylie Police Chaplain Dan Rainey gave the invocation and Boy Scout Troop 78 presented the colors and led the Pledge of Allegiance.

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#### PRESENTATIONS

- **Promotion Badge Pinning and Oath of Office for Anthony Henderson as Chief of Police**  
*(J. Butters, Asst. City Manager)*

Mayor Hogue and City Manager Mindy Manson presented the new Wylie Police Chief, Anthony Henderson. Judge Terry Douglas administered the Oath of Office and Henderson's wife, Melody, pinned the new Chief of Police. Henderson's family members were also in attendance.

- **Presentation by the NCTCOG of the 2015 CLIDE Award (Celebrating Leadership in Development Excellence – Special Development Category) to the City of Wylie for the Wylie Municipal Complex.** *(M. Sferra, Community Services Director)*

Edith Marvin, P.E. and Director of Environment and Development for the North Central Texas Council of Governments, presented the CLIDE Award to the City of Wylie for the exceptional LEED and water conservation efforts and overall construction of City Hall, the Wylie Recreation Center, Smith Public Library, and surrounding park/trail areas of the Wylie Municipal Complex.

- **Proclamation of September 2015 as Blood Cancer Awareness Month - North Texas Chapter of the Leukemia and Lymphoma Society.** (*E. Hogue, Mayor*)

Mayor Hogue read a proclamation declaring September 2015 as Blood Cancer Awareness Month. A member of the North Texas Chapter of the Leukemia and Lymphoma Society was 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.*

There were no citizens present wishing to address 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.*

- Consider, and act upon, approval of the Minutes of August 25, 2015 Regular Meeting and September 1, 2015 Special Called Meeting of the Wylie City Council.** (*C. Ehrlich, City Secretary*)
- Consider, and act upon, Ordinance No. 2015-28, amending the zoning from Agricultural (A/30) to Planned Development-Single-Family (PD-SF), for single-family residential development on approximately 20 acres, located north of Alanis Drive and west of S. Ballard Ave. ZC 2015-07.** (*R. Ollie, Development Services Director*)
- Consider, and act upon, Ordinance No. 2015-29, a change in zoning from Agricultural-30 (AG/30) to Planned Development-Single-Family (PD-SF), to allow for residential uses of varied densities on approximately 45 acres, generally located west of E. Stone Road and approximately 2,100 feet south of Brown Street. ZC 2015-08.** (*R. Ollie, Development Services Director*)
- Consider, and act upon, accepting a donation from Hole in One Plumbing, Inc. for a football scoreboard, to be installed on Field 3 at Founders Park.** (*S. Rodgers, Parks Manager*)

Councilman Dahl requested Item D be removed from the Consent Agenda and be considered individually. Consensus of the Council was to remove Item D from the Consent Agenda.

### Council Action

A motion was made by Councilman Winters, seconded by Mayor pro tem Stephens to approve Consent Items A, B, and C as presented. A vote was taken and the motion passed 7-0.

- D. Consider, and act upon, accepting a donation from Hole in One Plumbing, Inc. for a football scoreboard, to be installed on Field 3 at Founders Park. *(S. Rodgers, Parks Manager)*

### Council Discussion

Councilman Dahl addressed Council stating that he wanted to thank Hole in One Plumbing, Inc. for their generous donation of the scoreboard.

### Council Action

A motion was made by Councilman Dahl, seconded by Councilman Whitney to approve Consent Item D as presented. A vote was taken and the motion passed 7-0.

Mayor Hogue recessed City Council at 6:34 p.m.

## **RECESS CITY COUNCIL**

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

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Mayor Hogue called the Wylie Parks & Recreation Facilities Development Corporation (4B) to order at 6:35 p.m. with the following members present: Board Chair, Eric Hogue; Board members Stephens, Culver, and Dahl; and Vice Chair, Dan Chesnut. Board member Jeff Harris was absent.

1. (4B) Consider, and act upon, approval of the Minutes from the September 09, 2014 Special Called Meeting of the Wylie Parks and Recreation Facilities Development Corporation (4B). *(C. Ehrlich, City Secretary)*

### Board Action

A motion was made by board member Culver, seconded by board member Stephens to approve the minutes from the September 9, 2014 Special Called Meeting of the Wylie Parks and Recreation Facilities Development Corporation (4B). A vote was taken and the motion passed 6-0 with board member Jeff Harris absent.

2. (4B) Consider, and act upon, approval of the FY 2015-2016 4B Budget and authorize expenditures for the FY 2015-2016 Community Services Facilities Capital Improvement Plan. *(L. Bantz, Finance Director)*

### **Staff Comments**

Finance Director Bantz addressed the 4B board stating that The Parks and Recreation Facilities Development Corporation was established in accordance with State law as a result of the January 15, 1994 election approving the ½ cent sales tax for parks and recreation projects.

As set out in the Articles of Incorporation, the Board has the power to authorize the expenditure of sales tax receipts for projects approved by the City Council. Further, the Bylaws state that, "It shall be the duty and obligation of the Board to finance and implement the Community Services Facilities Capital Improvement Plan as adopted by the Wylie City Council."

### **Board Action**

A motion was made by board member Dahl, seconded by Vice Chair Chesnut to approve the FY 2015-2016 4B Budget and authorize expenditures for the FY 2015-2016 Community Services Facilities Capital Improvement Plan. A vote was taken and the motion passed 6-0 with board member Jeff Harris absent.

### **ADJOURN 4B BOARD**

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With no further business before the 4B Board, Chair Hogue adjourned the 4B Board at 6:36 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 the Wylie City Council meeting at 6:37 p.m.

### **REGULAR AGENDA**

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1. **Hold a Public Hearing and consider, and act upon, approval of a Re-plat for Trailsplace Addition, Block A, Lots 6-B & 6-C, to create two separate multi-family residential lots, located south of Trails Place and approximately 180 feet east of 2nd Street. (R. Ollie, Development Services Director)**

### **Staff Comments**

Development Services Director Ollie addressed Council stating that the applicant is requesting a residential re-plat to establish two residential lots of 0.046 and 0.210 acres. The lots are zoned Multi-Family (MF). Currently Lot 6B is two units of a triplex housing unit with Lot 6 being the third unit (not a part of this re-plat).

### **Public Hearing**

Mayor Hogue opened the public hearing on Item #1 at 6:40 p.m. asking anyone present wishing to address Council to come forward.

No citizens were present wishing to address the City Council.

Mayor Hogue closed the public hearing at 6:41 p.m.

### **Council Action**

A motion was made by Mayor pro tem Stephens, seconded by Councilman Wintters to approve a re-plat for Trailsplace Addition, Block A, Lots 6-B & 6-C to create two separate multi-family residential lots, located south of Trails Place and approximately 180 feet east of 2<sup>nd</sup> Street. A vote was taken and the motion passed 7-0.

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

### **Executive Summary**

Finance Director Bantz addressed Council stating that the tax rate needed to fund the FY 2015-2016 budget is \$0.868900 per \$100 of assessed valuation. Although this tax rate represents a decrease of \$0.01 (one cent) from the tax rate in FY 2014-2015, 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 Mayor pro tem Stephens, seconded by Councilman Wintters to approve the property tax increase reflected in the budget. A vote was taken and the motion passed 7-0 with Mayor Hogue, Mayor pro tem Stephens, Councilwoman Culver, Councilwoman Arrington, Councilman Wintters, Councilman Whitney, and Councilman Dahl voting for and none against.

3. **Consider, and act upon, Ordinance No. 2015-30 adopting a budget and appropriating resources for Fiscal Year 2015-2016, beginning October 1, 2015, and ending September 30, 2016.** (*L. Bantz, Finance Director*)

### **Staff Comments**

Finance Director Bantz addressed Council stating that the tax rate being proposed for Fiscal Year 2015-2016 is \$0.8689 per \$100 of assessed valuation. The summary of all operating and capital funds includes the budget for the Wylie Economic Development Corporation.

Bantz noted the adoption of the FY 2015-2016 tax rate is presented as a separate agenda item.

### **Council Action**

A motion was made by Mayor pro tem Stephens, seconded by Councilwoman Arrington to approve Ordinance No. 2015-30 adopting the budget and appropriating resources for Fiscal Year 2015-2016, beginning October 1, 2015, and ending September 30, 2016. A vote was taken and the motion passed 7-0 with Mayor Hogue, Mayor pro tem Stephens, Councilwoman Culver, Councilwoman Arrington, Councilman Wintters, Councilman Whitney, and Councilman Dahl voting for and none against.

4. **Consider, and act upon, Ordinance No. 2015-31 fixing the tax rate/levy for Tax Year 2015 and Budget Year FY 2015-2016 at \$0.86890 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 2015-2016 budget is \$0.86890 per \$100 of assessed valuation. The tax rate is broken down with \$0.611583 being used for operations and maintenance and \$0.257317 being used to fund the General Debt Service Fund. This tax ordinance will generate levies of \$17,864,669 for the General Fund and \$7,516,368 for the I & S Fund. Bantz noted the adopted Fiscal Year 2015-2016 budget requires the support of this ordinance for funding.

### Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilwoman Arrington to approve Ordinance No. 2015-31 fixing the tax rate/levy for Tax Year 2015 and Budget Year FY 2015-2016 at \$0.86890 per \$100 of assessed valuation.

**I move that the property tax rate be increased by the adoption of a tax rate of \$0.868900, which is effectively a 0.93% increase in the tax rate.**

A vote was taken and the motion passed 7-0 with Mayor Hogue, Mayor pro tem Stephens, Councilwoman Culver, Councilwoman Arrington, Councilman Wintters, Councilman Whitney, and Councilman Dahl voting for and none against.

5. **Consider, and act upon, approval of Ordinance No. 2015-32 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, City Engineer)**

### Staff Comments

City Engineer Holsted addressed Council stating that on August 27, 2013 Council held a work session to discuss the water and sewer rate study prepared by McLain Decision Support Systems. Financing Scenario 2 was selected which includes a small annual increase in the rates. The study incorporated 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 the expansion of the Public Works Service Center.

Holsted noted the 2015/2016 budget reflects the increase recommended. Holsted explained that in the new study it is anticipated that water rate increases may be even higher due to water conservation by citizens over the past drought and the payments by cities for water to NTMWD. City Manager Manson explained that different cities increase or pass on water rates increases differently with some absorbing the increases by NTMWD for a time. The difficulty with doing that is when they do make their water rate increases they are raising them significantly.

Councilwoman Arrington asked what the increase was. Holsted explained it was a 4% increase due to the study and a 5% pass-through increase from North Texas Municipal Water District fees to the City. Arrington asked what the normal citizen would see in the way of an increase on their water bill. Holsted reported for a billing of \$30 for water usage, the citizen would see approximately \$1.50 increase.

### Council Action

A motion was made by Councilman Wintters, seconded by Councilman Dahl to amend 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. A vote was taken and the motion passed 7-0.

## **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 Ehrlich read the captions to Ordinance No.'s 2015-28, 2015-29, 2015-30, 2015-31, and 2015-32 into the official record.

## **WORK SESSION**

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- **Discuss the Park Boulevard and Forrest Ross intersection alignment options.** (*C. Holsted, City Engineer*)

City Engineer Holsted addressed Council stating that staff wished to get input from Council regarding the intersection alignment options for the future Park Boulevard extension and the Forrest Ross intersection. Staff met on August 28<sup>th</sup> with Collin County, Halff Associates, the NTMWD, and the USACOE to discuss the alignment options and receive comments.

Holsted reviewed the options below and asked for direction from Council.

FR1 – Provides for a consolidated park space in accordance with City of Wylie conceptual park documents. Creates good intersection geometry and increases contiguous NTMWD property.

FR2 – (Least expensive option) Maintains existing Forrest Ross alignment; however, the skew at the intersection is not desirable. The Trinity Trailhead Corral entrance must be moved directly off Park Blvd.

FR3 – Requires realignment of the Park entrance road. The Trinity Trailhead Corral entrance must be moved to directly off Park Blvd.

FR4 – (Most costly option) Forrest Ross would separate USACOE property from the City owned property.

Direction from Council was to further research FR1 that possibly includes an entrance to Eastfork City Park with signage.

## **RECONVENE INTO REGULAR SESSION**

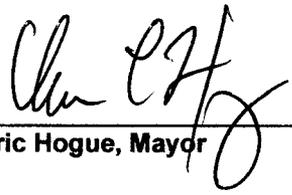
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Mayor Hogue reconvened into Regular Session at 7:18 p.m.

## **ADJOURNMENT**

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A motion was made by Councilman Whitney, seconded by Councilman Dahl to adjourn the meeting at 7:20 p.m. A vote was taken and the motion passed 7-0.

  
Eric Hogue, Mayor

ATTEST:

  
Carole Ehrlich, City Secretary

