



Wylie City Council

Minutes **Regular Meeting** **Tuesday, September 25, 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 Assistant City Manager Chris Holsted Police Chief Anthony Henderson Fire Chief Brent Parker 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 Building Official Bret McCullough 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 Porter led the Pledge of Allegiance

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 11, 2018 Regular Meeting of the Wylie City Council (S Storm City Secretary)**

- B Consider, and act upon, approval of a Final Plat for Crossroads Davis Storage Addition, creating a single commercial lot on 7 142 acres, generally located in the City of Wylie ETJ west of Taylor Lane and south of Parker Road (8318 E Parker Road) (R Ollie Development Services Director)**
- C Consider, and place on file, the City of Wylie Monthly Investment Report for August 31, 2018 (M Beard Finance Director)**
- D Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for August 31, 2018 (M Beard Finance Director)**
- E Consider, and act upon, approving the Financial Management Policies (M Beard Finance Director)**
- F Consider, and act upon, Resolution No 2018 34(R) approving the current Investment Policy as required by the Texas Government Code, Chapter 2256, Public Funds Investment Act, Subchapter A – Authorized Investments for Governmental Entities (M Beard Finance Director)**
- G Consider, and act upon, a vendor application for the Wylie POLICE Club for a fundraiser event at Founders Park on November 4, 2018 (R Diaz Parks & Recreation Director)**

Council Action

A motion was made by Mayor *pro tem* Stephens seconded by Councilwoman Arrington to approve the Consent Agenda as presented A vote was taken and the motion passed 7 0

REGULAR AGENDA

Tabled from 08 14 2018

Remove from table and consider

Council Action

A motion was made by Councilman Porter seconded by Councilman Dahl to remove Item 1 from table and consider A vote was taken and the motion passed 7 0

- 1 Hold a Public Hearing and consider, and act upon, an amendment to 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)**

Staff Comments

Development Services Director Ollie addressed Council stating the applicant is requesting to amend PD 2017 17 to allow for on street parallel parking for the amenity centers The changes made to the PD conditions since the August 14 meeting include the HOA maintaining the inset parking spaces and the specific amenities have been spelt out to include tract A-3 will be minimum of 2 000 square feet and include meeting room fitness center craft room kitchenette two bathrooms pool fire pit, bocce ball court golf putting green and a dog park Tract A-4 includes a pool with deck area and two bathrooms

Applicant Comments

Anthony Natale representing Grenadier Homes addressed Council giving a presentation about the proposed parking for the amenity centers

Council Comments

Mayor Hogue asked if there would be signage for the amenity center parking only Natale replied they could add signage that says reserved for amenity center parking and designate one spot for the mail carrier Councilman Porter asked if the inset parking would have handicap parking available Jay Volk replied that ADA compliance will be done in the community

Public Hearing

Mayor Hogue opened the public hearing on ZC 2018-10 at 6 27 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 27 p m

Council Action

A motion was made by Councilman Forrester seconded by Councilman Dahl to approve an amendment to 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) A vote was taken and the motion passed 6 1 with Mayor Hogue voting against

- 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

Citizen Comments

Celia Lemons Wylie resident addressed Council in favor of allowing chickens in city limits and spoke regarding flock registration surrendering chickens the size of the coop and run and the fence around the coop

Council Comments

Mayor Hogue Mayor *pro tem* Stephens and Councilmen Forrester Porter and Dahl had questions regarding the fence requirements included in the proposed ordinance Councilman Dahl stated the more restrictive the ordinance the more enforcement is required He recommended that the ordinance be reviewed one year after it is put in place to see if any changes need to be made Councilman Wallis suggested a flock license be put in place instead of requiring a permit Councilman Forrester stated that good behavior cannot be governed it s less about governing owners of chickens but setting the ordinance so that it s not disruptive to other individuals in the public Direction of the council was for staff to come back with a new ordinance to set standard guidelines and reasonable rules and include a flock registration but to not be burdensome on the homeowner

Council Action

A motion was made by Councilman Dahl seconded by Councilman Forrester to table Item 2 until the October 9 2018 City Council meeting to allow staff time to assemble comments and direction from this meeting A vote was taken and the motion passed 7 0

- 3 **Consider, and act upon, the award of a professional services project order (PSPO) #W2018 113 E for engineering and design services for the Ballard Avenue Elevated Water Storage Tank to Birkhoff, Hendricks & Carter, LLP in the amount of \$283,500 00, and authorizing the City Manager to execute any necessary documents (G Hayes Purchasing Manager)**

Council Action

A motion was made by Mayor *pro tem* Stephens seconded by Councilman Dahl to award a professional services project order (PSPO) #W2018-113 E for engineering and design services for the Ballard Avenue Elevated Water Storage Tank to Birkhoff Hendricks & Carter LLP in the amount of \$283 500 00 and authorizing the City Manager to execute any necessary documents A vote was taken and the motion passed 7 0

Mayor Hogue convened into work session at 7 25 p m

WORK SESSION

- **Hold a work session to update council on the remodel of Fire Station 2 (B Parker Fire Chief)**

Staff Comments

Fire Chief Parker addressed Council giving a brief update on the remodel of Fire Station 2 and sought direction for moving forward with the project

Council Comments

Consensus of the Council was to move forward with the next phase which is to bring a contractor on board

- **Hold a work session to discuss the status and development of the property located at 802 West Kirby** (*C Holsted Asst City Manager*)

Staff Comments

Assistant City Manager Holsted addressed Council giving a brief update on the status and development of the property located at 802 West Kirby. Holsted stated the EDC and City are currently working on a formal development agreement for the property which would include the following: WEDC markets the property, WEDC performs the development work, expenses on City property are reimbursed as property is sold, City/WEDC fund improvements that benefit both tracts are split 50%/50%, improvements that benefit the City tract are funded 100% by the City, and monthly expenditure reports will be presented with monthly WEDC financials. Holsted reported that expenses to date on the City tract total approximately \$138,713 which includes environmental services, flood plain study, engineering services, grading, and monthly maintenance. An additional \$57,544 is outstanding for environmental work. The taxes due upon the sale of the City property total \$461,308 and market value of the City front pad site is estimated at \$941,000.

Council Comments

Consensus of the Council was to move forward with bringing back a formal development agreement with WEDC.

RECONVENE INTO REGULAR SESSION

Mayor Hogue reconvened into regular session at 7:45 p.m.

Mayor Hogue convened into executive session at 7:45 p.m.

EXECUTIVE SESSION

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.

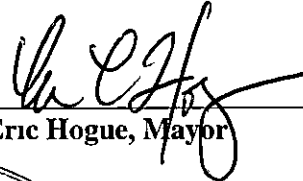
- **Consider the sale or acquisition of property located at 5th Street and State Highway 78**

RECONVENE INTO OPEN SESSION

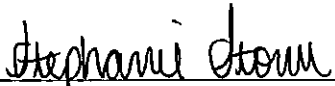
Mayor Hogue reconvened into regular session at 8:09 p.m.

ADJOURNMENT

A motion was made by Councilman Dahl seconded by Mayor *pro tem* Stephens to adjourn the meeting at 8 09 p m A vote was taken and the motion passed 7 0


Eric Hogue, Mayor

ATTEST


Stephanie Storm, City Secretary

