

**MINUTES OF THE CITY COUNCIL REGULAR MEETING  
CITY OF WILMER  
FEBRUARY 20, 2020**

**Councilmembers Present**

Emmanuel Wealthy-Williams, Mayor  
Candy Madrigal, Mayor Pro Tem  
Melissa Ramirez, Councilmember  
Phyllis Slough, Councilmember  
Sergio Campos, Councilmember

**Councilmembers Absent**

Jeff Steele, Councilmember

**City Staff**

Rona Stringfellow, City Administrator  
Missie Schwab, Finance Director  
Eric Moss, Public Works Director  
Mark Hamilton, Fire Chief  
Joe Flores, Community Development Director  
Michael B. Halla, City Attorney  
Mayra A. Ortiz, City Secretary

**Call to Order**

With a quorum present, the Regular Meeting of the Wilmer City Council was called to order by Mayor Wealthy-Williams at 7:00 p.m. on Thursday, February 20, 2020 in the Wilmer Community Center, 101 Davidson Plaza, Wilmer, Texas.

**Invocation**

Mayor Wealthy-Williams gave the invocation.

**Pledge of Allegiance**

Councilmember Phyllis Slough led the pledge of allegiance.

**Proclamation**

Mayor Wealthy-Williams read a proclamation announcing the month of February 2020 as "Black History Month." She encouraged all residents to celebrate the diverse heritage and culture and continue the efforts to create a world that is more just, peaceful, and prosperous for all.

**Community Announcement**

Mayor Wealthy-Williams shared that the City's participation in the 2020 It's Time Texas Community Challenge is coming to an end. She continued to encourage everyone to help the City win the health competition. She shared that the City is still sitting in third place out of 100 cities. The community with the most points in each size category will receive a \$1,800 community grant to put toward future health-related efforts.

Mayor Wealthy-Williams announced the first day of school to be August 17, 2020.

Mayor Wealthy-Williams shared that April 1st is the official start to the 2020 Census. She encouraged all to help spread the message that everyone should be counted. The census is important to our community, and everyone's response matters.

Mayor Wealthy-Williams shared that starting on Monday, February 24, 2020 Sunrise Road to Pleasant Run will be closed for 5 months for the Sunrise Road Expansion. Information for closure will be posted on the city's website and social media outlets.

**Citizens Comments:**

Lorrie McDonald, 1826 E. Beltline Road, expressed her concerns and spoke on items 8 and 10.

**Consent Agenda**

City Secretary Ortiz read the consent agenda.

- 1. Consider approval of minutes from the City Council Regular Meeting held on January 16, 2020.**
- 2. Consider a resolution approving the terms and conditions of a Joint Election Services Agreement with Dallas County Elections to conduct a municipal General Election for the purpose of electing a Mayor, at-large, and two (2) Council Members, at-large, for a two (2) year term held on Saturday, May 2, 2020.**

**Considere una resolución por la que se aprueben los términos y condiciones de un Acuerdo Conjunto de Servicios Electorales con las Elecciones del Condado de Dallas para llevar a cabo una Elección General municipal con el propósito de elegir a un Alcalde, en general, y dos (2) Miembros del Consejo, en general, para dos (2) período de un año celebrado el sábado 2 de mayo de 2020.**

City Secretary Ortiz spoke on item 2 and shared that Dallas County Election Department provided changes to the original draft contract. The contract was provided via memorandum and provided at the dais.

**MOTION:** Mayor Pro Tem Madrigal made a motion, seconded by Councilmember Slough to approve consents item 1 and 2 with the modification to the Joint Election Services Agreement. The vote was cast 4 for, 0 against [Steele absent]. The motion carried unanimously.

- 3. Discuss and consider approving a resolution setting forth findings pertaining to the contract with Linebarger Goggan Blair & Sampson, LLP for the collection of municipal court fines and fees signed on December 31, 2019. The resolution is aimed at carrying out the intent and purpose of the contract and to comply with Texas Government Code, Section 2254.0136(b), as amended by House Bill No. 2826, which was enacted by the 86th Legislature of the State of Texas on June 10, 2019, and became effective as state law on September 1, 2019.**

City Secretary Ortiz spoke on item 3 and shared that on November 7, 2019, the Council for the City of Wilmer authorized the Mayor to negotiate a contract with Linebarger Goggan Blair & Sampson, LLP for the collection of municipal court fines and fees. The Mayor signed a contract with Linebarger Goggan Blair & Sampson, LLP on December 31, 2019. Prior to this meeting Linebarger staff presented Council information on the further action needed to carrying out the intent and purposes of the contract and to comply with Texas Government Code, Section 2254.1036(b), as amended by House Bill No. 2826.

Managing Partner Ed Lopez, gave the presentation explain the need for the requested action.

**MOTION:** Mayor Pro Tem Madrigal made a motion, seconded by Councilmember Campos to approve item 3. The vote was cast 4 for, 0 against [Steele absent]. The motion carried unanimously.

**4. Discuss and consider a resolution approving the terms and conditions of an interlocal agreement by and between the City of Wilmer and Dallas County Health and Human Services Department to provide certain health services.**

City Secretary Ortiz spoke on item 4 and shared that Dallas County Health and Human Services provides certain public health programs for the citizens of Wilmer. These health services include: control services for tuberculosis, sexually transmitted diseases, and other communicable diseases, laboratory services (chemical, biological, bacteriological analysis); immunizations; child health care; high risk infant case management; and home visits. Dallas County provides certain health services to various cities throughout Dallas County on a contract for services basis. The cooperative effort allows cities in Dallas County to participate in providing public health services for residents, which helps promote the effectiveness of local public health programs.

Ganesh Shivaramaiyer, Dallas County Health and Human Services Department Assistant Director of Finance, Budget & Contracts, provided comments and additional information on the services provided by Dallas County Health and Human Services.

**MOTION:** Mayor Pro Tem Madrigal made a motion, seconded by Councilmember Slough to approve item 4. The vote was cast 4 for, 0 against [Steele absent]. The motion carried unanimously.

**5. Conduct a public hearing and consider an Ordinance to amend applicable sections of the text of the City's Zoning Ordinance, Ordinance No. 12.6.88, as amended, to define and classify zoning districts appropriate for Travel Center uses and to add special development standards for Travel Centers.**

City Planner Sefko provided staff comments on item 5. The applicant, Tri Gaz Inc. (represented by Zak Kassem), submitted a request to consider amending the Zoning Ordinance text with respect to Travel Center uses. On February 13, 2020, the Planning

& Zoning Commission voted 3-0 to recommend approval of amendments to the Zoning Ordinance, by the City Council, pertaining to Travel Center and summarized as 1. Definition of Travel Center ("Truck Stop"): no change to current Zoning Ordinance. 2. Special development standards for Travel Centers: no change to current Zoning Ordinance. 3. Classification of the use of Travel Center within the City's nonresidential zoning districts (as follows): Office (O): Not allowed Restricted Commercial (C1): Not allowed General Commercial (C2): May be allowed by CUP Light Industrial (I1): Allowed by right Heavy Industrial (I2): Allowed by right.

Mayor Wealthy-Williams opened the public hearing.

Lorrie McDonald, 1826 E. Beltline, spoke in opposition of item 6 and expressed her concerns.

Tony Drake, 113 Cumberland Drive, spoke in favor of item 5.

Rodney Miller, spoke in favor of item 5.

Pam Walsh, 230 Green Meadow, spoke in opposition of item 5 and expressed her concerns.

Rebecca Critz, 312 Redbud Lane, spoke in opposition of item 5 and expressed her concerns.

**MOTION:** Mayor Pro Tem Madrigal made a motion, seconded by Councilmember Slough to close the public hearing. The vote was cast 4 for, 0 against [Steele absent]. The motion carried unanimously.

**MOTION:** Mayor Pro Tem Madrigal made a motion, seconded by Councilmember Campos to approve item 5. The vote was cast 3 for, 1 against [Ramirez against] [Steele absent]. The motion carried unanimously.

- 6. Conduct a public hearing and consider an ordinance to amend the current General Commercial (C2) zoning by adding a Conditional Use Permit (CUP) for a Travel Center on a 4.1± acre property that is generally located at the northwest corner of Interstate Highway and Belt Line Road (legal description: Tract 3 and a portion of Tract 2 in the C.A. Warfield Survey, Abstract No. 1612, Page 065, and also Tract 17 in the A.K. Gray Survey, Abstract No. 505, Page 155, in the City of Wilmer, Dallas County, Texas).**

Mayor Wealthy-Williams opened the public hearing.

Lorrie McDonald, 1826 E. Beltline, spoke in opposition of item 6 and expressed her concerns.

Mary Phinney, 736 N. Goode Road, requested visual presentation on the development.

Maria Garcia, 307 N. Dallas Avenue, spoke in opposition of item and expressed her concerns.

Sheila Petta, 714 Lloyd Street, spoke in opposition of item 6 and expressed her concerns.

John Phinney, 736 N. Goode Road, requested a presentation of the proposed site.

Ann Hester, 219 S. Dallas Avenue, spoke in opposition of item 6 and expressed her concerns.

Mary Perez, 224 Wilmer Heights Drive, spoke in opposition of item 6 and expressed her concerns.

Tony Drake, 113 Cumberland Drive, spoke in favor of item 5 and provided additional information on the parking structure.

**MOTION:** Mayor Pro Tem Madrigal made a motion, seconded by Councilmember Campos to close the public hearing. The vote was cast 4 for, 0 against [Steele absent]. The motion carried unanimously.

Mayor Pro Tem Madrigal and Councilmember Slough requested for the applicant to provide a visual presentation, traffic study analysis, Texas Department of Transportation documentations, Fire Chief reviewal and feedback, and signage examples, if any.

City Administrator Stringfellow shared that staff will connect with the applicant to obtain the information requested.

**MOTION:** Mayor Pro Tem Madrigal made a motion, seconded by Councilmember Campos to table item 6 to the March 19, 2020 City Council Regular Meeting or at a future meeting. The vote was cast 4 for, 0 against [Steele absent]. The motion carried unanimously.

**7. Discuss and consider an amendment to the water line agreement to authorize the Mayor and/or City Administrator to execute the agreement in an amount not to exceed one hundred thirty-five thousand dollars (\$135,000.00).**

Development Director Flores spoke on item 7 and shared that on June 7, 2018 City Council entered into an agreement to provide water infrastructure on the East side of Interstate Highway 45 (IH-45) for Segment 1 and Segment 2 of the Wilmer Waterline Project beginning at the intersection of Distribution/Goode Road and terminating North of Malloy Road. Both water line segments are needed to provide the requisite pressure for the new Dallas Independent School District (DISD) Elementary School's fire suppression system. The school is scheduled to open in August 2020. Under Article 6 of the executed agreement, "The City and WEDC shall be solely responsible for all costs associated with construction of the North and South Segments (referred to here as Segment 1)." Other parties are responsible for installing Segment 2 under a developer's agreement. During procurement, Segment 1 came in over budget and in December 2019 both the City of Wilmer and the WEDC reconciled the budget shortfall by providing additional construction funds, but no construction contingency was provided. To assist,

DISD agreed to transfer \$135,000 into a separate escrow account to be used as a Segment 1 construction contingency. After work is completed, unused funds will revert back to DISD.

**MOTION:** Mayor Pro Tem Madrigal made a motion, seconded by Councilmember Campos to approve item 7. The vote was cast 4 for, 0 against [Steele absent]. The motion carried unanimously.

**8. Discuss and consider approving a request to defer sidewalk construction for Autumn Breeze Apartments (generally located at the northwest corner of Mars Road and S. Goode Road).**

**MOTION:** Mayor Pro Tem Madrigal made a motion, seconded by Councilmember Ramirez to deny item 4. The vote was cast 4 for, 0 against [Steele absent]. The motion carried unanimously.

**9. Discuss and consider approving a request by Schneider Transportation for a variance to the Sign Ordinance for the Schneider Trucking facility (Sunridge Business Park, Block H, Lot 1R - generally located on the north side of E. Pleasant Run Road, approximately 2,250± feet east of Sunridge Boulevard).**

City Planner Sefko provided staff comments and that the applicant seeks a variance to install a 20' tall pole sign near the front entrance to the facility so that employees, drivers and visitors can easily find and access their operation. Due to the industrial nature of the property and its vicinity, City staff recommends approval of the variance to allow a pole sign at the facility's entrance as submitted by the applicant.

**MOTION:** Mayor Pro Tem Madrigal made a motion, seconded by Councilmember Campos to approve item 9. The vote was cast 4 for, 0 against [Steele absent]. The motion carried unanimously.

**10. Discuss and consider the approval of the December 2019 financials.**

Finance Director Schwab spoke on item 10 and provided a summary update through December 2019.

Councilmember Slough shared her opposition on the financials.

**MOTION:** Mayor Pro Tem Madrigal made a motion, seconded by Councilmember Campos to approve item 10. The vote was cast 3 for, 1 against [Slough against] [Steele absent]. The motion carried unanimously.

**11. Discuss and consider annual appointments to the City of Wilmer's Boards and Commissions.**

City Secretary Ortiz spoke on item 11 and stated that the Boards and Commissions appointments are solely at Council's pleasure. On January 23, 2020, City Council conducted interviews in preparation for appointments. A total of ten (10) applications

were received. One applicant has withdrawn and one (1) of the applicants is not a qualified resident located in the corporate limits of the City. Per Ordinance 14-0904E, "All board members shall be first appointed from the willing and qualified residents located within the corporate limits of the city. When there are no longer willing and qualified residents located within the corporate limits of the city available to be appointed to a board, board members may be appointed from the willing and qualified residents located in the extraterritorial jurisdiction of the city."

City Secretary Ortiz shared that since there was a member absent, and solely at Council's pleasure, the governing body may consider tabling the appointments until the full governing body is present. Additionally, she suggested receiving nominations from Councilmember Ramirez.

**Library Advisory Board**

Councilmember Ramirez suggested seeking additional applications

**Planning and Zoning Commission**

Councilmember Ramirez nominated to reappoint Pamela Wood.

**Parks Advisory Board**

Councilmember Ramirez suggested seeking additional applications

**Wilmer Economic Development Corporation (4A)**

Councilmember Ramirez nominated to reappoint Candy Madrigal.

**Wilmer Community Development Corporation (4B)**

Councilmember Ramirez nominated to reappoint Sheila Petta.

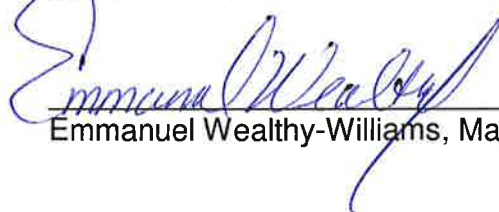
**ADJOURNMENT**

There being no further business, Mayor Wealthy-Williams adjourned the regular session at 9:18 p.m.

**ATTEST:**

  
\_\_\_\_\_  
Mayra A. Ortiz, City Secretary

**APPROVED:**

  
\_\_\_\_\_  
Emmanuel Wealthy-Williams, Mayor