



# ACTION MINUTES

## Wilmer City Council Regular Meeting

### November 17, 2016 at 7:00 pm

---

*Council Members:* Casey Burgess, Mayor  
Sheila Petta, Mayor Pro-Tempore  
Candy Madrigal, Council Member  
Sergio Campos, Council Member  
John Eggen, Council Member  
Melissa Ramirez, Council Member

*City Staff:* Denny Wheat, City Administrator  
Sherry Sefko, City Planner  
David Miracle, EDC Director  
Elizabeth Lopez, City Secretary

**CALL TO ORDER** - At 7:00 pm, Mayor Burgess called the meeting to order with a quorum being present at the Wilmer Community Center located at 101 Davidson Plaza in Wilmer, Texas.

**INVOCATION** – Mayor Casey Burgess

**PLEDGE OF ALLEGIANCE** - Wilmer City Council Members

**PROCLAMATION**

**CITIZENS' COMMENTS** - County Resident John F.S. Phinney provided a progress update on the Library expansion.

**COMMUNITY INTEREST**

**CONSENT AGENDA**

1. **CONSIDER APPROVAL OF MINUTES FOR THE MEETING HELD ON NOV. 3, 2016.**
2. **RATIFICATION OF EXPENDITURES FROM OCTOBER 27 – NOVEMBER 9, 2016.**

Mayor Burgess invited discussion, with no response he requested a motion.

MOTION: Mayor Pro-Tem Petta motioned to approve consent agenda items 1 and 2.

SECOND: Council Member Campos

VOTE: Motion passed 5-0 (Petta, Campos, Madrigal, Eggen, Ramirez)

**PUBLIC HEARING(S)**

3. **CONDUCT A PUBLIC HEARING, DISCUSS AND CONSIDER A ZONING REQUEST TO AMEND THE PLANNED DEVELOPMENT-GENERAL COMMERCIAL/MULTIPLE-FAMILY RESIDENTIAL (PD-C2/MF1) ORDINANCE AND CONCEPT PLAN FOR A 107.3± ACRE PROPERTY THAT IS GENERALLY LOCATED AT THE NORTHEAST CORNER OF INTERSTATE HIGHWAY 45 AND MARS ROAD, IN THE CITY OF WILMER, DALLAS COUNTY, TEXAS. Z2016-05 APPLICANT: LIBERTY CROSSING TC1, LP/LIBERTY MULTIFAMILY, LLC**

There was no P&Z recommendation, therefore, Mayor Burgess pulled agenda item #3.

## ACTION ITEM(S)

**4. DISCUSS AND CONSIDER BY MINUTE ENTRY A PRELIMINARY PLAT FOR DFW INLAND PORT, A 15.6± ACRE PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF INTERSTATE HIGHWAY 45 AND PATRICK PIKE ROAD, IN DALLAS COUNTY, TEXAS. APPLICANT: COURTLAND DFW IP, LP & DFW INLAND PORT NO. 2, LLC**

Mayor Burgess invited City Planner Sefko who provided details on the applicants request, which included alternatives regarding traffic/road impact along Miller's Ferry Road. Mayor Burgess suggested a maintenance agreement as an alternative. He invited Applicant's Attorney Misty Ventura, who requested plat approval he Council's approval on the plat, which met the first step in the process Council held a brief discussion, which followed with Mayor Burges' request for a motion.

MOTION: Council Member Madrigal motioned to accept the preliminary plat with Planning and Zoning recommendation with the exclusion of 1 and 5;

- ~~1. Decision by the City Council as to whether, or not, the City will allow connection onto its water and/or wastewater utility systems without annexation into the City's limits for the proposed industrial/manufacturing development [Note: a policy decision is needed here];~~
2. Submission, and City engineering approval of, additional road condition/capacity analysis (such as a TIA) for Millers Ferry Road verifying that such roadway can accommodate the anticipated increase in truck-traffic generated by this development without traffic problems or undue damage to the roadway, prior to preliminary plat approval by the City Council [Note: such analysis has not yet been submitted to the City for review – if the City Council is comfortable with approving the preliminary plat, then such approval should be subject to submission, and City Engineer approval, of road condition/capacity analysis and/or submission, and City Engineer approval, of civil engineering plans showing proposed improvements to the applicant's share of Millers Ferry Road prior to release for site construction];
3. City engineering verification that the City's existing utility systems are adequate to accommodate anticipated water consumption by, and wastewater discharges by, this development, prior to preliminary plat approval by the City Council [Note: revised civil engineering plans have not yet been resubmitted to the City to address utility capacity concerns – if the City Council is comfortable with approving the preliminary plat, then such approval should be subject to submission, and City Engineer approval, of revised civil engineering plans addressing these capacity concerns prior to release for site construction];
4. Approval of the 5' width for the required sidewalks along IH-45, Patrick Pike Road and Millers Ferry Road frontages in lieu of the City's required 8' width;
- ~~5. The property be platted as only one lot (not two) so that its associated detention pond remains the responsibility of the building owner;~~
6. Finalization of the purpose, location and/or configuration of required on-site easements, and acquisition of any necessary off-site easements, as may be deemed necessary by the City, prior to release for site construction; and

- 7. Any additions or modifications to the engineering/construction plans as may be deemed necessary by the City's Engineer prior to release for site construction.

SECOND: Mayor Pro-Tem Petta

VOTE: Motion passed unanimously 5-0 (Madrigal, Petta, Ramirez, Eggen, Campos)

**5. DISCUSS AND CONSIDER BY MINUTE ENTRY APPOINTMENTS, (RE)APPOINTMENTS TO AND/OR REMOVALS FROM THE ECONOMIC DEVELOPMENT CORPORATION, TYPE A BOARD OF DIRECTORS.**

Mayor Burgess invited EDC Director David Miracle who addressed the Council and requested their approval of appointments with staggering terms. Mayor Burgess requested a motion.

MOTION Council Member Madrigal motioned to approve by Minute Entry the appointments, (re)appointments to the Economic Development Corporation, Type A Board of Directors.

Place 1	Casey Burgess	September 30, 2018	2 year Term
Place 2	Candy Madrigal	September 30, 2017	1 year Term
Place 3	Patrick Parker	September 30, 2018	2 year Term
Place 4	Michael Wasserman	September 30, 2017	1 year Term
Place 5	Vacant		

SECOND Mayor Pro-Tem Petta

VOTE Motion passed unanimously 5-0 (Madrigal, Petta, Campos, Eggen, Ramirez)

**6. DISCUSS AND CONSIDER BY MINUTE ENTRY APPOINTMENTS, (RE)APPOINTMENTS TO AND/OR REMOVALS FROM THE COMMUNITY DEVELOPMENT CORPORATION, TYPE B BOARD OF DIRECTORS.**

Mayor Burgess requested a motion.

MOTION Council Member Madrigal motioned to approve by Minute Entry the appointments, (re)appointments to the Community Development Corporation, Type B Board of Directors.

Place 1	Subbayya Chowdary Yanamdala	September 30, 2018	2 years
Place 2	Celeste Madrigal	September 30, 2017	1 year
Place 3	Victor Pena	September 30, 2018	2 years
Place 4	Sheila Petta	September 30, 2017	1 year
Place 5	Eric Michael Pinola	September 30, 2018	2 years
Place 6	Cory Robinette	September 30, 2017	1 year
Place 7	Carolyn Walker-Donson	September 30, 2018	2 year

SECOND Council Member Campos

VOTE Motion passed unanimously 5-0 (Madrigal, Campos, Petta, Eggen, Ramirez)

**DISCUSSION ITEM(S)**

**7. DISCUSS AND PROVIDE DIRECTION TO STAFF ON JOINING THE DALLAS COUNTY'S HOUSEHOLD HAZARDOUS WASTE PROGRAM**

Mayor Burgess invited City Administrator Wheat who proposed an Inter-local Agreement with Dallas County Household Hazardous Waste (HHW) Network in efforts to reduce disposal of illegal waste. Council Member Eggen expressed concern regarding the cost and distance for the few residents who may be interested in participating. Council Members held a brief discussion, and considered alternatives. Mayor Burgess requested a motion.

**MOTION** Council Member Madrigal motioned to table to the next meeting scheduled for December 1, 2016.

**SECOND** Council Member Campos

**VOTE** Motion passed unanimously 5-0 (Madrigal, Campos, Petta, Eggen, Ramirez)


**EXECUTIVE SESSION** None

**ADJOURNMENT** At 7:42 pm, Mayor Burgess adjourned the meeting.

**APPROVE**

  
\_\_\_\_\_  
Casey Burgess, Mayor

**ATTEST**

  
\_\_\_\_\_  
Elizabeth Lopez, City Secretary