

Wilmer City Council

ACTION MINUTES

Thursday, May 5, 2016 at 7:00 pm
Community



Present: Casey Burgess, Mayor
Council Members: Sergio Campos, John Eggen, Candy Madrigal, and Sheila
Absent Council Member: Melissa Ramirez
City Staff: City Administrator Denny Wheat, City Attorney Michael Halla,
City Planner Sherry Sefko, EDC Executive Director David Miracle,
Police Chief Victor Kemp, and City Secretary Elizabeth Lopez

CALL TO ORDER - A quorum of Council Members were present at the Regular Meeting of the Wilmer City Council, and called to order by Mayor Casey Burgess at the Wilmer Community Center, located at 101 Davidson Plaza in Wilmer, Texas

INVOCATION - Victor Kemp, Chief of Police

PLEDGE OF ALLEGIANCE – Wilmer City Council

COMMUNITY INTEREST – Chief of Police Victor Kemp addressed the Council with the recognition of two staff members; Officer Alex Lopez and Dispatcher Jessica Ortiz for their joint efforts in saving a seventy year old resident.

RECOGNITION/PROCLAMATIONS – On behalf of the Wilmer City Council Members, Mayor Burgess invited Officer Alexander Blas Lopez and presented him a Proclamation in recognition of his “Life Saving” efforts. Mayor Burgess invited Erica Sanchez and presented her the Proclamation in recognition of “Motorcycle Awareness Month”

CITIZENS’ COMMENTS – Lori McDonald requested the following three (3) items from Council: (1) Table agenda items 5, 6, and 8, since they were not reflected in the budget. (2) Table the minutes for corrections, since they did not reflect her descriptive comments and/or personal insight. (3) Inquiry on the expected date of the City’s Audit.

CONSENT AGENDA

Mayor Burgess pointed out a tabled item on the Consent Agenda and requested a motion.

MOTION: Council Member Madrigal motioned to remove the Minutes of March 17, 2016 that were tabled for corrections on April 7, 2016; and place them for consideration on the Consent Agenda.

SECOND: Mayor Pro-Tem Petta motioned

VOTE: Motion passed unanimously; 4-0 (Aye – Madrigal, Petta, Eggen, Campos)

1. (a) Consider approval of Minutes for the Meeting held on March 17, 2016, tabled for corrections at the City Council Meeting held on April 7, 2016.
(b) Approval of minutes for the Meeting held on April 21, 2016
2. Ratification of expenditures from April 13 – April 27, 2016.
3. Discuss and Consider Resolution **No R16-0505A** Ratifying an EDC & CDC Approval of the Miracle Development Services Company Economic Development Services Contract.

MOTION: Council Member Madrigal motioned to approve Consent Agenda items 1, 2, and 3 and recognized Resolution No R16-0505A Ratify an EDC & CDC approval of the Miracle Development Services Company Economic Development Services Contract.

SECOND: Council Member Campos

VOTE: Motion passed unanimously; 4-0 (Aye – Madrigal, Campos, Petta, Eggen)

PUBLIC HEARING(S)

4. Conduct a Public hearing, discuss and consider Ordinance **No 16-0505A** on a request to rezone a 46.2± acre property to PD-11 (south side of Fulghum Road, east of IH-45). *Applicant: Prime Rail Interests*

At 7:18 pm, Mayor Burgess opened the public hearing and invited comments in support and/or in opposition to the aforementioned agenda item. City Planner offered testimony on the applicants request and confirmed that two (2) letters had been; one (1) in support and one (1) in opposition of the rezoning request. She highlighted that the applicant had submitted the required Concept Plan for the Proposed Planned Development which included a conservation area.

Mayor Burgess invited applicant Mike Rider, who addressed the Council and requested their consideration on his request.

Speakers in Support: Lorrie McDonald

Speakers in Opposition: None

No Rebuttal Testimony

At 7:28 pm, Mayor Burgess closed the public hearing and requested a motion.

MOTION: Council Member Madrigal motioned to approve Planned Development Light Industrial (PD-11) zoning on the 46.2± acre property (south side of Fulghum Road, east of IH-45), as requested by applicant and as presented in Ordinance No. 16-0505A.

SECOND: Mayor Pro-Tem Petta

VOTE: Motion passed unanimously; 4-0 (Aye – Madrigal, Petta, Campos, Eggen)

Mayor Burgess moved to agenda item #7.

ACTION ITEMS

7. Discuss and consider by **minute entry** a Preliminary Plat for Sunridge Business Park, Block G, Lots 1-4 (south side of Fulghum Rd, east of IH-45). Applicant: Wilmer Fulghum 161 LP At 7:28 pm, Mayor Burgess closed the public hearing and requested a motion.

Mayor Burgess invited City Planner Sefko who offered testimony and confirmed the Planning Zoning Commission's approval on April 28, 2016 to recommend approval of the plat with three (3) additional requirements.

MOTION: Council Member Madrigal motioned to approve Preliminary Plat for Sunridge Business Park, Block G, Lots 1-4 (south side of Fulghum Rd, east of IH-45) subject to the following:

- (1) Approval of the 5' width for the required sidewalks along Fulghum Road and IH-45 frontages in lieu of the 8' width, as requested by the applicant;
- (2) Finalization of the purpose, location and/or configuration of required easements, as may be deemed necessary by the City, prior to release for construction on each lot, prior to the City approval of the final plat for each lot, and prior to the filing of each lot's final plat for record at the County; and
- (3) Any additions or modifications to the engineering/construction plans for each lot as may be deemed necessary by the City's Engineer prior to release for construction on each lot (and prior to any construction/land disturbing activities on Lot 4).

SECOND: Mayor Pro-Tem Petta

VOTE: Motion passed unanimously; 4-0 (Aye – Madrigal, Petta, Campos, Eggen)

Mayor Burgess moved to agenda item #8.

8. Discuss and Consider by Minute Entry a Final Plat for Estes Enterprise Group, Block 1, Lot 1, a 15+/- Acre Property that is Generally Southwest of Geller Road, in the Extraterritorial Jurisdiction of the City of Wilmer, Texas Applicant: Estes Dallas, LP

Mayor Burgess invited City Attorney Halla who offered clarification on the request and acknowledged the collaboration between all parties regarding the applicant's request. City Planner Sefko offered testimony on the applicant's request, which was followed by Applicant's Attorney Misty Ventura's request for approval.

Mayor followed with a request for a motion.

MOTION: Council Member Madrigal motioned to approve by Minute Entry the Final Plat for Estes Enterprise Group, Block 1, Lot 1, a 15+/- Acre Property that is Generally Southwest of Geller Road, in the Extraterritorial Jurisdiction of the City of Wilmer, Texas

SECOND: Mayor Pro-Tem Petta

VOTE: Motion passed unanimously; 4-0 (Aye – Madrigal, Petta, Campos, Eggen)

Mayor Burgess returned to agenda item #5.

5. Discuss and Consider Resolution No. **R16-0505B** Authorizing the Mayor to Sign a Lease Agreement for 227 E. Belt Line Road for use by the Police Department.

On City Administrator Wheat's request, Mayor Burgess pulled agenda item 5 and requested placement on the agenda for the City Council Meeting scheduled for May 19, 2016.

6. Discuss and Consider Resolution No. **R16-0505C** Authorizing the Mayor to Sign a Purchase Agreement with Dallas Chrysler Dodge for the Purchase of a 2014 Dodge for \$18,000 for use by the Police Department.

After a brief discussion, Mayor Burgess requested a motion.

MOTION: Mayor Pro-Tem Petta motioned to approve Resolution No. R16-0505C Authorizing the Mayor to Sign a Purchase Agreement with Dallas Chrysler Dodge for the Purchase of a 2014 Dodge for \$18,000 for use by the Police Department.

SECOND: Council Member Campos

VOTE: Motion passed unanimously; 4-0 (Aye – Petta, Campos, Madrigal, Eggen)

Mayor Burgess proceeded to agenda item #9.

DISCUSSION ITEMS

9. Presentation of Wilmer South Water and Sewer Infrastructure Study by Freese and Nichols.

Mayor Burgess invited City Administrator Wheat who updated the Council of Freese & Nichols' Analysis for Water & Wastewater infrastructure within the City of Wilmer. He introduced Melissa contract with Freese & Nichols introduced Professional Engineer Melissa Brunger who conducted a presentation on their evaluation. The Council thanked Ms. Brunger for her insightful presentation.

EXECUTIVE SESSION

None

ADJOURNMENT At 8:14 pm, Mayor Burgess adjourned the meeting.

APPROVE



Casey Burgess, Mayor

ATTEST



Elizabeth Lopez, City Secretary