



# ACTION MINUTES

## Wilmer City Council Regular Meeting

### September 15, 2016 at 7:00 pm

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

*City Staff:* Denny Wheat, City Administrator  
Elizabeth Lopez, City Secretary  
Sherry Sefko, City Planner  
Alexander Lopez, Police Officer

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

**INVOCATION** – Led by Mayor Casey Burgess

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

**PROCLAMATION** – None

#### **CITIZENS' COMMENTS**

- City Resident and Former Mayor, Ann Hester addressed the Council in respect to the water rate increases and the need for road improvements.
- County Resident John F.S. Phinney provided his opinion on the need for a Bond Election to address improvements throughout the City.
- County Resident, Lorrie McDonald requested the Council's attention to various items outlined in the budget in efforts to meet community needs.

#### **COMMUNITY INTEREST**

Council Member John Eggen reminded everyone about the upcoming Pioneer Days set for Thursday, September 22, 2016 through Sunday, September 26, 2016. Mayor Burgess offered a courtesy reminder of September being "Hispanic Heritage Month".

Due to a citizen's request to comment, Mayor Burgess requested a motion to suspend the Council Policy Rules and Procedures to allow the citizen to address the Council.

**MOTION:** Council Member Sergio Campos

**SECOND:** Council Member John Eggen

**VOTE:** Motion passed unanimously; 5-0

- County Resident, Karnation Cruz expressed concern on the lack of responsiveness to her concerns regarding the incomplete street improvements along Greene Road.

Mayor Burgess and the Council thanked Ms. Cruz for attending the Meeting, he then proceeded to the items outlined on the Consent Agenda.

## CONSENT AGENDA

1. **CONSIDER APPROVAL OF MINUTES FOR THE MEETING ON SEPTEMBER 1, 2016.**
2. **RATIFICATION OF EXPENDITURES FROM AUGUST 24 - SEPTEMBER 6, 2016.**
3. **CONSIDER RESOLUTION NO. R16-0915A CANCELLING THE OCTOBER 6, 2016 CITY COUNCIL MEETING. (TML)**

Mayor Burgess requested a motion.

MOTION: Council Member Madrigal motioned to approve the items on the consent agenda.

SECOND: Mayor Pro-Tem Petta

VOTE: Motion passed 3-0

## PUBLIC HEARING(S)

4. **CONDUCT A PUBLIC HEARING, DISCUSS AND CONSIDER BY MINUTE ENTRY APPROVAL OF A FINAL REPLAT FOR SUNRIDGE BUSINESS PARK, BLOCK B LOTS 3 & 4, A 32.5+ ACRE PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF E. PLEASANT RUN ROAD, APPROXIMATELY 1.400+ FEET EAST OF INTERSTATE HIGHWAY 45, IN THE CITY OF WILMER, TEXAS. APPLICANT: SCANNELL PROPERTIES #241 LLC**

Mayor Burgess invited City Planner Sefko who addressed the Council and provided insight on the applicant's request.

At 7:21 pm, Mayor Burgess opened the Public Hearing; with no comments in favor or in opposition, he closed the Public Hearing at 7:22 pm.

MOTION: Council Member Madrigal motioned to approve the final replat for Sunridge Business Park, Block B, and Lots 3 & 4; subject to the following:

- 1) Verification that all required fees have been paid to the City prior to recordation of the replat at the County.
- 2) Minor scrivener corrections to the plat, if needed, prior to the recordation of the replat at the County; and
- 3) Issuance of a "Letter of Acceptance/Satisfactory Completion" of all required public/site improvements by the City's Engineer, and acceptance of such by the City Council, prior to recordation of the replat at the County.

SECOND: Council Member Campos

VOTE: Motion passed unanimously 5-0

## ACTION ITEMS

5. **CONSIDER ORDINANCE 16-0915A ADOPTING THE FY 2016-2017 OPERATING BUDGET.**

Mayor Burgess invited City Administrator Wheat who provided insight on the aforementioned item. Mayor Burgess thanked City Administrator Wheat and requested a motion and a record vote.

MOTION: Mayor Pro-Tem Petta motioned to approve Ordinance 16-0915A Adopting the FY 2016-2017 Operating Budget.

SECOND: Council Member Ramirez

RECORD VOTE:	Mayor Pro-Tem Sheila Petta	Aye
	Council Member Candy Madrigal	Aye
	Council Member Sergio Campos	Aye
	Council Member John Eggen	Aye
	Council Member Melissa Ramirez	Aye

Motion passed unanimously 5-0

**6. DISCUSSION AND CONSIDERATION OF ALL MATTERS INCIDENT AND RELATED TO THE ISSUANCE AND SALE OF "CITY OF WILMER, TEXAS, TAX NOTES, SERIES 2016", INCLUDING THE ADOPTION OF AN ORDINANCE AUTHORIZING THE ISSUANCE OF SUCH TAX NOTES.**

Mayor Burgess invited City Administrator Wheat who recommended approval of the issuance and sale of Tax Notes Series 2016 with an interest of 1.99%, and adopt an Ordinance authorizing the issuance. Mayor Burgess thanked the City Administrator and followed with a request for a motion.

MOTION: Council Member Madrigal motioned to approve the issuance and sale of "City of Wilmer, Texas, Tax Notes, Series 2016", including the adoption of an Ordinance authorizing the issuance of such tax notes.

SECOND: Mayor Pro-Tem Petta

VOTE: Motion passed unanimously 5-0

**7. DISCUSS AND CONSIDER ORDINANCE NO. 16-0915B ADOPTING THE TAX RATE.**

Mayor Burgess invited City Administrator Wheat who advised the Council that the City had published the 2016 effective tax rate of \$.0457277 cents and the 2016 rollback tax rate of \$0.503891 cents per \$100 of evaluation as Certified by Dallas County Tax Assessor-Collector John R. Ames. The City has complied with State Law requirements in the publication of all Public Hearing Notices.

MOTION: Council Member Madrigal motioned to approve the "Issuance and Sale of "City of Wilmer, Texas, Tax Notes, Series 2016", including the Adoption of Ordinance No. 16-0915B Authorizing the Issuance of such Tax Notes."

SECOND: Mayor Pro-Tem Petta

RECORD VOTE:	Mayor Pro-Tem Sheila Petta	Aye
	Council Member Candy Madrigal	Aye
	Council Member Sergio Campos	Aye
	Council Member John Eggen	Aye
	Council Member Melissa Ramirez	Aye

Motion passed unanimously 5-0

**8. DISCUSS AND CONSIDER ORDINANCE NO. 16-0915C INCREASING THE TMRS EMPLOYEE CONTRIBUTION RATE FROM FIVE PERCENT (5%) TO SIX PERCENT (6%).**

Mayor Burgess invited City Administrator Wheat who requested the Council's consideration to increasing the TMRS Employee Contribution Rate from 5% to 6%. Mayor Burgess thanked City Administrator Wheat and requested a motion.

MOTION: Council Member Madrigal motioned to approve Ordinance No 16-0915C increasing the TMRS Employee Contribution Rate from five percent (5%) to six percent (6%).

SECOND: Mayor Pro-Tem Petta

VOTE: Motion passed unanimously 5-0

**9. DISCUSS AND CONSIDER ORDINANCE NO. 16-0915D ADJUSTING WATER AND SEWER TO COMPENSATE FOR WHOLESALE WATER AND SEWER RATE INCREASES.**

Mayor Burgess requested a motion to open agenda item up for discussion.

MOTION: Council Member Madrigal motioned to approve Ordinance No 16-0915D Adjusting Water and Sewer to Compensate for Wholesale Water and Sewer Rate Increases.

Discussion: Council Member Madrigal inquired about the Public Hearing Notices due to the lack of attendance. City Administrator Wheat confirmed the publication of notices and noted the increase would have a minimal impact to the residential customer. Council Member Eggen stated that the Council did not have a choice but to increase rates to keep the Water and Wastewater Fund viable. With no further discussion, Mayor Burgess requested a second.

SECOND: Mayor Pro-Tem Petta

VOTE: Motion passed unanimously 5-0

**10. DISCUSS AND CONSIDER RESOLUTION NO. 16-0915B RATIFYING THE FY 2017 OPERATING BUDGET WHICH REQUIRES AN INCREASE IN PROPERTY TAX REVENUE FROM THE PREVIOUS YEAR.**

Mayor Burgess requested a motion.

MOTION: Council Member Madrigal motioned to accept Resolution No. 16-0915B ratifying the FY 2017 Operating Budget which requires an increase in Property Tax Revenue from the Previous Year.

SECOND: Mayor Pro-Tem Petta

VOTE: Motion passed unanimously 5-0

**11. DISCUSS AND CONSIDER RESOLUTION NO. 16-0915C RATIFYING THE WILMER ECONOMIC DEVELOPMENT CORPORATIONS FY 2017 BUDGET.**

Mayor Burgess requested a motion.

MOTION: Mayor Pro-Tem Petta motioned to accept Resolution No. 16-0915C Ratifying the Economic Development Corporations FY 2017 Budget.

SECOND: Council Member Eggen

VOTE: Motion passed unanimously 5-0

**12. DISCUSS AND CONSIDER RESOLUTION NO. 16-0915D RATIFYING THE WILMER COMMUNITY DEVELOPMENT CORPORATIONS FY 2017 BUDGET.**

Mayor Burgess requested a motion.

MOTION: Council Member Madrigal motioned to accept Resolution No. 16-0915D Ratifying the Community Development Corporations FY 2017 Budget.

SECOND: Mayor Pro-Tem Petta

VOTE: Motion passed unanimously 5-0

**13. DISCUSS AND CONSIDER RESOLUTION NO. R16-0915E ACCEPTING THE PUBLIC IMPROVEMENTS FOR SUNRIDGE BUSINESS PARK, BLOCK B, LOTS 3 & 4, A 32.5± ACRE PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF E. PLEASANT RUN ROAD, APPROXIMATELY 1,400± FEET EAST OF INTERSTATE HIGHWAY-45, IN THE CITY OF WILMER, TEXAS. APPLICANT: SCANNELL PROPERTIES #241 LLC**

Mayor Burgess invited City Planner Sefko who provided insight on the applicant's request. Mayor Burgess thanked City Planner Sefko and followed with a request for a motion.

MOTION: Mayor Pro-Tem Petta motioned to accept Resolution No. 16-0915E accepting the public improvements for Sunridge Business Park, Block B, Lots 3 & 4, a 32.5± acre property generally located on the south side of E. Pleasant Run Road, approximately 1,400± feet east of Interstate Highway-45, in the City of Wilmer, Texas.

SECOND: Council Member Madrigal

VOTE: Motion passed unanimously 5-0

**14. DISCUSS AND CONSIDER BY MINUTE ENTRY APPROVAL OF A FINAL PLAT FOR SUNRIDGE BUSINESS PARK, BLOCK E, LOT 1, A 50.6± ACRE PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF IH-45 AND MEDLINE DRIVE, IN THE CITY OF WILMER, TEXAS.**

Mayor Burgess invited City Planner Sefko who addressed the Council and informed them of the applicants request for approval on a final plat, to establish new easements for infrastructure that is necessary for an 800,000± sf warehouse/distribution center at Sunridge Business Park.

MOTION: Council Member Madrigal motioned to accept by Minute Entry a Final Plat Sunridge Business Park, Block E, Lot 1, a 50.6± acre property generally located at the northeast corner of IH-45 and Medline Drive, in the City of Wilmer, Texas; and subject to the following:

- 1) Verification that all required fees have been paid to the City prior to recordation of the replat at the Dallas County.
- 2) Minor scrivener corrections to the plat, if needed, prior to the recordation of the replat at Dallas County; and
- 3) Issuance of a "Letter of Acceptance/Satisfactory Completion" of all required public/site improvements by the City's Engineer, and acceptance of such by the City Council, prior to recordation of the replat at Dallas County.

SECOND: Mayor Pro-Tem Petta

VOTE: Motion passed unanimously 5-0

**15. DISCUSS AND CONSIDER RESOLUTION NO. R16-0915F ACCEPTING THE PUBLIC IMPROVEMENTS FOR SUNRIDGE BUSINESS PARK, BLOCK E, LOT 1, A 50.6± ACRE PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF IH-45 AND MEDLINE DRIVE, IN THE CITY OF WILMER, TEXAS.**

Mayor Burgess requested a motion.

MOTION: Council Member Madrigal motioned to accept the public improvements as set forth in Resolution No. R16-0915F and direct City staff to secure the proper signatures for recordation of the plat at Dallas County, as requested by the applicant.

SECOND: Council Member Eggen


VOTE: Motion passed unanimously 5-0

**DISCUSSION ITEM(S)**      None

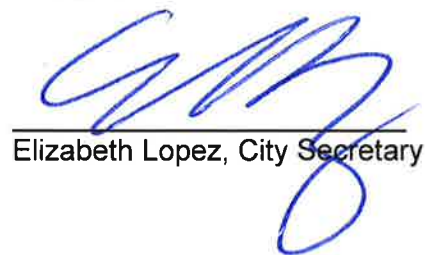
**EXECUTIVE SESSION**      None

**ADJOURNMENT**      At 7:52 pm, Mayor Burgess adjourned the meeting

APPROVE

  
Casey Burgess, Mayor

ATTEST

  
Elizabeth Lopez, City Secretary