



ACTION MINUTES
Wilmer City Council Regular Meeting
October 4, 2018 at 7:00 pm

Council Present

Emmanuel Wealthy-Williams, Mayor
Sheila Petta, Mayor Pro Tem
John Eggen, Councilmember
Sergio Campos, Councilmember
Melissa Ramirez, Councilmember
Candy Madrigal, Councilmember

City Staff Present

Carrie Gordon, Interim City Administrator
Patsy Patten, City Secretary
Troy McCraw, Public Works Superintendent
Missie Schwab, Finance Director
Mark Hamilton, Fire Chief

CALL TO ORDER At 7:00 pm, Mayor Wealthy-Williams called the meeting to order. Members present were Mayor Wealthy-Williams, Mayor Pro Tem Petta, Councilmember Eggen, Councilmember Campos, Councilmember Madrigal and Councilmember Ramirez.

INVOCATION - Invocation was led by Pastor from Lancaster Church.

PLEDGE OF ALLEGIANCE - Wilmer City Councilmembers

CITIZENS' COMMENTS – Mr. John Phinney addressed the council concerning trucks using N. Goode Road.

Ms. Vicki Hopwood with Hopwood Production addressed the council concerning an event she is conducting on Saturday, October 6, to raise funds for the Friends for the Library. She has partnered with several churches and businesses for an event themed "Let's Do Business Together."

Ms. Mary Phinney addressed the council concerning the trucks at Redneck Diesel operating at inappropriate hours. She also discussed the problem of getting offers on her land.

Ms. Lorrie McDonald addressed the council concerning special called meetings where there is no "citizen comment" section, audit issues, mold in the old City Building, wasn't aware of the Saturday event.

RECOGNIZING PIONEERS OF WILMER

The Mayor stated that there are many people who have been with the City for more than 20 years. We also have many community members who have contributed to Wilmer greatly. She stated that she will be honoring these individuals at the November 1, 2018 Regular Council Meeting.

COMMUNITY INTEREST – Fall Fest is coming up on October 31, 6 – 8 p.m., in the Community Center. The theme is "Day of the Dead," (Dia de los Muertos) to celebrate the multiculturalism of Wilmer. Contact Mayor Pro Tem Petta for information.

City Secretary Patsy Patten informed the attendees that early voting for the Midterms begins on October 22 and ends on November 2, 2018. Check the Dallas County Elections website for polling locations. The Wilmer Community Center **WILL NOT** be an early voting location. Election Day is November 6, 2018, and the Community Center **WILL** be a polling location for that day only.

INTERIM CITY ADMINISTRATOR'S MONTHLY REPORT –

- a. FY '18-19 Budget Kick-off,
- b. City-Wide Infrastructure and Planning Initiatives,

- c. Policy Manuals,
- d. City Council Workshops

CONSENT AGENDA

1. **Consider Approval of Minutes for the Regular Council Meeting on September 6, 2018 and the Special Called Meeting on September 18, 2018.**
2. **Ratification of Expenditures from September 15-30, 2018.**
3. **Discuss and Consider Approving Resolution No. R18-1004A Authorizing the Mayor to sign the Second Amendment to the Project Specific Agreement to the Pleasant Run Road MCIP 31402 Phase I: Water System Improvements and MCIP 31403 Phase II: Roadway, Drainage, and Sewer Improvements, and Funding Agreement for the Sunrise Road Project MMCIP No. 31405 (Between Pleasant Run Road and Belt Line Road).**
4. **Discuss and Consider Approving Resolution No. R18-1004B Authorizing the Mayor to sign the Project Specific Agreement to the Master Agreement Governing Major Transportation Capital Improvement Projects for the Purpose of Constructing Transportation Improvements to the Sunrise Road MCIP Project 31405 from Belt Line Road to Pleasant Run Road MCIP Project 31405.**
5. **Discuss and Consider Approving Resolution No. R18-1004C Authorizing the Mayor to sign the Project Specific Agreement (PSA), to the Master Agreement Governing Major Transportation Capital Improvement between the City of Wilmer, Texas, and the County of Dallas, Texas, for the Purpose of Transportation Improvements on the Sunrise Road Phase 2 Project, MCIP 39001, from Belt Line Road to Loop 9.**
6. **Discuss and Consider Approving Resolution No. R18-1004D Authorizing the Mayor to sign the Scope and Fee Proposal for Priority Engineering Inc. (dba Priority Group, Inc.) (PEI) to Provide Engineering Services for the Development of an Alignment Study for the Widening of Sunrise Road from Belt Line Road to Proposed Loop 9 in the City of Wilmer, Texas.**

Mayor Wealthy-Williams called for a motion. Mayor Pro Tem Petta moved to approve the Consent Agenda, second by Councilmember Campos. The motion passed unanimously 5-0. (Campos, Petta, Eggen, Ramirez, Madrigal)

The Mayor asked to move the Discussion items before the Public Hearing.

DISCUSSION ITEMS –

12. Presentation and Acceptance of the FY2017 Comprehensive Financial Report (CAFR).

Greer with Yeldell presented the FY2017 Audit to the Council. He pointed out only a few items on pages 55, 64, 32, 42, 33. His overall assessment was that the City is in good financial shape.

13. Presentation from *AdvantaClean* Regarding Old City Hall Building and Fire Station.

Jimmy Brown with *AdvantaClean* addressed the issue of mold and other contaminants found in the old City Hall Building. He discussed how he and his team can mitigate the problem

and clean the building once TML insurance has had a chance to go through it and assess how much they will cover to get the building usable for the Court Department.

Councilmember Madrigal asked that Item #9 and #8 also be discussed at this time.

9. Discussion and Consideration of All Matters Incident and Related to the Issuance and Sale of “City of Wilmer, Texas, Tax Notes, Series 2018”, Including the Adoption of Ordinance No. 18-1004 Authorizing the Issuance of Such Tax Notes.

Jim Sabonis with Hilltop Securities discussed the tax notes for 2018. He stated that Amegy Bank gave the best rate at 3.06% at a 7-yr. maturity. We can also pay it off early without penalty. He recommended going with Amegy Bank for the Tax Notes to fund \$1,845,000 in city projects.

The Mayor called for a motion. Councilmember Madrigal moved to accept Ordinance No. 18-1004 authorizing the issuance of such tax notes, second by Councilmember Campos. The motion passed unanimously 5-0. (Campos, Petta, Eggen, Ramirez, Madrigal)

8. Discuss and Consider Acceptance of City Planner Sherry Sefko’s Resignation Letter.

City Planner Sherry Sefko submitted her letter of resignation to the Council.

The Mayor called for a motion. Mayor Pro Tem Petta moved to accept Ms. Sefko’s letter of resignation, second by Councilmember Campos. Motion passed 4-1. (Petta, Eggen, Campos, Madrigal – yes; Ramirez -- no)

PUBLIC HEARING –

1. Conduct a Public Hearing Regarding the Proposed Voluntary Annexation of a 31± Acre Tract of Land that is Generally Located at the Southwest Corner of E. Belt Line Road and S. Goode Road, Dallas, County, Texas (Legal Description: Tracts 12 and 27 in the C.A. Warfield Survey, Abstract No. 1612, Page 065, and also Tract 1 in the Jeff Weatherford Survey, Abstract No. 1536, Page 170, in Dallas, County, Texas). A Detailed Metes and Bounds Description of the Property is Available Upon Request at City Hall.

Applicant: Dallas Independent School District

Development Coordinator Cindy Kintz gave a brief background of this property and the necessity of annexation into the city limits.

The Mayor opened the public hearing at 8:15 p.m.

The Council called for a 15 minute break at 8:17 p.m.

The Council reconvened at 8:34 p.m. and resumed the public hearing.

Those who spoke in favor of the annexation:

Carl Crowley with Dallas ISD spoke on behalf of the school district.

Those who spoke in opposition of the annexation:

Lorrie McDonald

The Mayor closed the public hearing at 8:44 p.m.

ACTION ITEMS

- 10. Discuss and Consider by Minute Entry Resolution No. R18-1004E Accepting the Development Agreement that will provide funding from the County to the City of Wilmer in an amount not to exceed One Million Dollars (\$1,000,000) for certain improvements to be made along or within Sunrise Road, including the relocation of an Atmos Energy gas pipeline and certain public infrastructure, and permit the City to remit the County Funding to the Company to reimburse the Company for the Atmos Gas Line Funding.**

Mike Rader spoke about the need for the Atmos gas line along Sunrise Road and to give his support to the developments and improvements being made along Pleasant Road and the Sunrise Road areas. The County cannot fund the movement of the gas lines directly so he will fund the project and the County will be reimbursed.

The Mayor called for a motion. Councilmember Madrigal moved to accept Resolution No. R18-1004E, second by Councilmember Eggen. The motion passed unanimously 5-0. (Campos, Petta, Eggen, Ramirez, Madrigal)

- 11. Discuss and Consider Wilmer Public Improvement Water Line Infrastructure Status with Autumn Breeze, Liberty Crossing/EMLI and Dallas Independent School District.**

Interim City Administrator Dr. Gordon asked that this item be taken into Executive Session.

EXECUTIVE SESSION –

The Council convened into Executive Session at 8:20 p.m.

- 12. The City Council Shall Convene into Closed Executive Session under Texas Govt. Code Sections §551.071(2) (Advice of Attorney) and §551.074(a)(1) and (a)(2) (Personnel) with Regard to a Matter that is the Duty of the Attorney to Consult with Council and Falls Under the Attorney-Client Privilege or With Regard to a Matter that Involves Litigation or Contemplated Litigation or Claims. To Deliberate the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, or Dismissal of the Interim City Administrator.**

The Council convened into Open Session at 9:42 p.m.

OPEN SESSION –

- 13. The City Council Shall Convene into Open Session to Take Any Action Necessary as a Result of the Executive Session.**

The Mayor called for a motion on any decisions made from Executive Session. Mayor Pro Tem moved to terminate Dr. Gordon for lack of confidence, second by Councilmember Campos.

The city attorney Michael Halla recommended a simple statement of termination is preferable due to the need for a super majority vote on the prior statement.


Mayor Pro Tem Petta amended her motion to state that they terminate Dr. Gordon, second by Councilmember Campos. Motion passed 3-2. (Campos, Ramirez, Petta – yes; Eggen, Madrigal – no)

ADJOURN There being no further business, Mayor Wealthy-Williams adjourned the meeting at 9:45 p.m.

APPROVE


Emmanuel Wealthy-Williams, Mayor

ATTEST


Patsy Patten, City Secretary

