



**ACTION MINUTES**  
**Wilmer City Council Regular Meeting**  
**March 7, 2019 at 7:00 pm**

Council Present

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

City Staff Present

*Patsy Patten, City Secretary*  
*Missie Schwab, Finance Director*  
*Mark Hamilton, Fire Chief*  
*Vick Kemp, Police Chief*  
Absent  
*John Hubbard, Interim City Administrator*

**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 Campos, Councilmember Eggen, and Councilmember Madrigal. Councilmember Ramirez was absent.

**INVOCATION** - Invocation was led by Mayor Wealthy-Williams.

**PLEDGE OF ALLEGIANCE** - Wilmer City Council

**CITIZENS' COMMENTS** – Ann Hester addressed the Council concerning people going through her back yard and leaving items, other neighbors have found men sleeping under their bushes. She asked that everyone start calling the PD on these incidences and be aware of your surroundings.

Rhonda Henry addressed the council concerning the success of the first Saturday of having the Food Bank come to the Community Center. She said there were many families that benefitted from it, including herself and wanted to thank the Council for approving it to come and set up.

Hector Casares addressed the council about the Fine Arts Collegiate Program at Wilmer-Hutchens High School. They are accepting applications for students to be part of it.

**COMMUNITY INTEREST** – Councilmember Madrigal wanted to thank Pamela Wash and her efforts to work with the North Texas Food Bank to get the mobile food bank to come to Wilmer and distribute food. She stated that it was a great event.

**CONSENT AGENDA**

**1. Consider Approval of Minutes for the Regular Meeting on February 7, 2019.**

The Mayor called for a motion. Mayor Pro Tem Petta moved to approve the Consent Agenda, second by Councilmember Campos. Motion passed unanimously 4-0. (Petta, Campos, Eggen, Madrigal)

**The Action Item was moved ahead of the Public Hearing so the Representative from ACE could speak and the leave.**

**ACTION ITEMS –**

- 6. Discuss and Consider Approving Resolution No. R19-0305 Authorizing the Mayor to Sign a Performance Agreement Between the City of Wilmer and Ace Hardware Corporation and CenterPoint Properties for Real and Tangible Property Tax Abatement for their Expansion Project.**

Economic Development Director, David Miracle, gave a brief explanation of the contents of tax abatement agreement for the expansion project that ACE Hardware would like to accomplish at its location. Mr. Lorenzo Henderson, General Manager, spoke a few words about their facility expansion and thanked the Council for their consideration.

The Mayor called for a motion. Mayor Pro Tem Petta moved to approve the Tax Abatement Agreement with ACE, second by Councilmember Campos. Motion passed unanimously 4-0. (Petta, Campos, Eggen, Madrigal)

**PUBLIC HEARINGS –**

- 2. Conduct a public hearing, discuss and consider by Minute Entry a request to approve a preliminary replat for Lot 1, and for a small portion of Lot 2, in Block H of the Sunridge Business Park Addition, said 49.8± acre property being generally located on the north side of E. Pleasant Run Road, approximately 2,250± feet east of Sunridge Boulevard, and situated in the Robert Sloan Survey, Abstract No. 1271, in the City of Wilmer, Texas (the subject property is also cited as 100 Swango Road in Dallas County Appraisal District records).**

**Applicant: Schneider National, Inc.**

**The Mayor opened the Public Hearing at 7:23 p.m.**

*City Planner Sherry Sefko addressed the Council to explain the replat project and stated that the P&Z Commission had approved it with three stipulations: any easement changes that may take place during further review, 5' sidewalks and other additions to the preliminary plat by the engineer.*

*Those who spoke in favor: Mary Phinney*

*Those who spoke against: Jeff Steele*

*The Mayor closed the Public Hearing at 7:33 p.m.*

Councilmember Eggen approved by minute entry the Preliminary Replat with the three stipulations, second by Councilmember Madrigal. Motion passed unanimously 4-0. (Petta, Campos, Eggen, Madrigal)

- 3. Conduct the first of two public hearings regarding the proposed voluntary annexation of a 5.0± acre tract of land, said property being generally located at the southeast corner of Pinto Road and Talco Road, Dallas County, Texas (legal description: Tract 4 in the Thomas J. Campbell Survey, Abstract No. 299, Page 340, in Dallas County, Texas – also cited by DCAD as parcel #650299340200400HS and #65029934020040000, 1916 Pinto Road).**

**Applicant: WHL Dallas 45, LLC**

The Mayor opened the Public Hearing at 7:38 p.m.

City Planner Sherry Sefko addressed the Council regarding the tract to be annexed. It will be part of the Industrial Park and is located at Pinto Rd. and Talco Rd. It is basically a consolidation of all the tracts of property in that area. Councilmember Eggen asked her to explain the planner's notes to the audience.

Those who spoke in favor of: none

Those who spoke against: none

The Mayor closed the public hearing at 7:44 p.m.

- 4. Conduct the first of two public hearings regarding the proposed voluntary annexation of a 2.6± acre tract of land, said property being generally located on the south side of Talco Road, approximately 850± feet east of Pinto Road, Dallas County, Texas (legal description: Tract 2.2 in the Thomas J. Campbell Survey, Abstract No. 299, Page 340, in Dallas County, Texas – also cited by DCAD as parcel #65029934020020200, 900 Talco Road).**

***Applicant: WHL Dallas 45, LLC***

The Mayor opened the Public Hearing at 7:45 p.m.

City Planner Sefko discussed this tract of land. It is a little farther east of Talco Road but will help close up the holes in the entire property.

Those who spoke in favor: none

Those who spoke against: John Phinney would like to make sure that the Fire and Police departments are being consulted about what is needed at these properties so that they can provide proper protection. If that is being done, then Mr. Phinney is for the annexation.

Jeff Steele – would like to see a development plan and service plan. He also brought up concerns about the tax abatement policies.

The Mayor closed the Public Hearing at 7:48 p.m.

- 5. Conduct the first of two public hearings regarding the proposed voluntary annexation of a 6.0± acre tract of land, said property being generally located on the south side of Talco Road, approximately 1,200± feet east of Pinto Road, Dallas County, Texas (legal description: Tract 1 in the Thomas J. Campbell Survey, Abstract No. 299, Page 340, in Dallas County, Texas – also cited by DCAD as parcel #65029934020010000, 912 Talco Road).**

***Applicant: WHL Dallas 45, LLC***

The Mayor opened the Public Hearing at 7:49 p.m.

City Planner Sherry Sefko stated that Talco Rd. is the boundary of Wilmer and Hutchens. However, all three properties are "out-parcels" that will complete the annexation of the property making up the Industrial park.

Those who spoke in favor: Jeff Steele supports this because it will bring business development into our city. He has also been reassured that the tax abatement policy is renewed every two years.

Those who spoke against: none

The Mayor closed the Public Hearing at 7:52 p.m.

**DISCUSSION ITEMS –**

**6. Presentation of 2018 Racial Profiling Report and 2018 Use of Force Report by the Wilmer Police Department.**

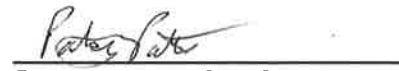
Chief Kemp reviewed the reports for the Council and pointed out that Wilmer has continued to do an exemplary job of doing their work professionally and without regard to any bias toward any particular persons or types of vehicles.

**ADJOURN** There being no further business, Mayor Wealthy-Williams adjourned the meeting at 8:01 p.m.

APPROVE

  
Emmanuel Wealthy-Williams, Mayor

ATTEST

  
Patsy Patten, City Secretary

