



**ACTION MINUTES**  
**Wilmer City Council Regular Meeting**  
**August 2, 2018 at 7:00 pm**

Council Present

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

Absent

*Melissa Ramirez, Councilmember*

City Staff Present

*Carrie Gordon, City Administrator*  
*Patsy Patten, City Secretary*  
*Troy McCraw, Building Official*  
*Missie Schwab, Finance Director*  
*Sherry Sefko, City Planner*

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

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

**PLEDGE OF ALLEGIANCE** - Wilmer City Councilmembers

**CITIZENS' COMMENTS** – Ms. Mary Phinney addressed the Council concerning the Friends of the Library. They are raising funds to improve the library and to one day have a new library.

Mr. John Phinney addressed the Council concerning the Pecan Street improvements. He also introduced the fall Chautauqua series which will be presented by the Arboretum.

Mr. Darrin Wideman addressed the Council concerning bringing youth sports to Wilmer. He coaches the Lancaster Panthers and would like to work with the Parks Board to get more Wilmer youth involved.

Ms. Pam Wash addressed the Council concerning the code violations that continue to exist on her street.

**COMMUNITY INTEREST** – None

**CONSENT AGENDA**

- 1. Consider Approval of Minutes for the Council Meeting held on July 19, 2018.**
- 2. Ratification of Expenditures from July 16 – 27, 2018.**
- 3. Discuss and Consider Ordinance No. 18-0802 Adopting a Storm Water Management Plan Establishing Regulations, Prohibitions, Requirements, Remedies, and Penalties to Protect Storm Water in the Municipal Separate Storm Sewer System and Surface Water within the City of Wilmer.**
- 4. Discuss and Consider Resolution No. R18-0802 to Authorize the Mayor to Approve an Escrow Account for the Wilmer Public Improvement Project on E. Belt Line Road.**

City Secretary Patten asked that Item #4 be stricken due to the fact that the item is no longer needed. City Administrator Gordon also asked that Item #3 be pulled out of Consent

for discussion. Mayor Wealthy-Williams called for a motion to accept the Consent Agenda. Councilmember Madrigal moved to pull Item #3 out for discussion, strike item #4 and accept the remainder of the Consent Agenda, second by Councilmember Campos. The motion passed unanimously 4-0. (Campos, Petta, Madrigal, Eggen)

**3. Discuss and Consider Ordinance No. 18-0802 Adopting a Storm Water Management Plan Establishing Regulations, Prohibitions, Requirements, Remedies, and Penalties to Protect Storm Water in the Municipal Separate Storm Sewer System and Surface Water within the City of Wilmer.**

Troy McCraw, Building Official, explained that we are now required to implement an MS4 program for TCEQ. This plan is for your review and a final version will be brought before council at the August 16 meeting.

**CITY ADMINISTRATOR'S MONTHLY REPORT**

Dr. Gordon gave a report on her first month as City Administrator

**PUBLIC HEARING**

- 5. Conduct a Public Hearing, Discuss and Consider by Minute Entry a Final Plat/Replat of the City of Wilmer Municipal Addition, a 3.0± Acre Property that is Generally Located on the Northeast Corner of N. Dallas Avenue and E. Belt Line Road, and Situated in the A.K. Gray Survey, Abstract No. 505, in the City of Wilmer, Texas – the Subject Property is also Cited in Dallas County Appraisal District Records as:**
- 128 Dallas Street/JW Johnsons Block 5 Tract 8/Parcel ID #54005500050080000,**
  - 130 Dallas Street/JW Johnsons Block 5 Tract 7/Parcel ID #54005500050070000,**
  - 220 1<sup>st</sup> Street/JW Johnsons Block 5 Tract 4/Parcel ID #54005500050040000,**
  - 205 E. Beltline Road/JW Johnsons Tract 10/Parcel ID #54005500050100000,**
  - 219 E. Beltline Road/JW Johnsons Block 5 Tract 9/Parcel ID #54005500050090000,**
  - and**
  - 225 E. Beltline Road/JW Johnsons Block 5 Tract 6/Parcel ID #54005500050060000.**
- Applicant: City of Wilmer, Texas***

Mayor Emmanuel opened the public hearing at 7:24 p.m.

City Planner Sherry Sefko gave a brief overview of the project. The P&Z Commission voted to approve the project subject to deferment of construction of the 5' sidewalks, addition of notes that this does not affect, remove or abandon any possible easements or conditions or existing covenants. The final stipulation was to include any scribner notes needed.

Those who spoke in opposition of the project:

Pam Wash

Lorrie McDonald

Those who spoke in favor of the project:

Mary Phinney

The Mayor closed the public hearing at 7:42 p.m.

Councilmember Madrigal moved to accept the final plat with the stipulations stated by P&Z, second by Mayor Pro Tem Petta. The motion passed unanimously 4-0. (Campos, Petta, Madrigal, Eggen)

- 6. Conduct a public hearing, discuss and consider by Minute Entry a Preliminary Replat of Sunridge Business Park, Block B, Lot 4R-1, a 24.4± acre property that is generally located on the south side of E. Pleasant Run Road, between Goode Road and Sunridge Boulevard, situated in the Robert Sloan Survey, Abstract No. 1271, in the City of Wilmer, Texas.**

***Applicant: Makita USA, Inc.***

Mayor Emmanuel opened the public hearing at 7:45 p.m.

City Planner Sherry Sefko gave a brief overview of the replat project and stated that P&Z had approved the project with the stipulations of approval of the 5' sidewalks, finalization of required easements and detention ponds and any necessary scribner notes.

Those who spoke in opposition – none

Those who spoke in favor – none

Mayor Emmanuel closed the public hearing at 7:51 p.m.

Councilmember Madrigal moved to accept the Preliminary Replat of the Sunridge Business Park with the stipulations recommended by P&Z to include the 5' sidewalks, finalization of the required easements and detention ponds and any scribner notes, motion second by Mayor Pro Tem Petta. The motion passed unanimously 4-0. (Campos, Petta, Madrigal, Eggen)

## **ACTION ITEMS**

- 7. Discuss and consider by Minute Entry a request for a partial waiver/variance from the City's tree mitigation requirements for Meadow Ridge Addition, Phase 2, a 28.9± acre property that is generally located on the south side of E. Belt Line Road, approximately 1,200± feet east of S. Goode Road, situated in the Charles A. Warfield Survey, Abstract No. 1613, and in the Jefferson Weatherford Survey, Abstract No. 1536, in the City of Wilmer, Texas.**

***Applicant: KPA Consulting, Inc.***

City Planner Sherry Sefko gave a brief overview of the waiver for the tree mitigation requirements. The applicant conducted a study of four sample areas of tree cover in the addition. The applicant is proposing to add a third tree to each lot and 13, 3" caliper trees along the Belt Line frontage to make it look more pleasing. They will be planting sturdier tree species that will live longer. No action is necessary is if Council feels this is doing enough to mitigate the tree issue.

Councilmember Madrigal moved to accept the partial waiver for the Meadow Ridge Addition, second by Mayor Pro Tem Petta. The motion passed unanimously 4-0. (Campos, Petta, Madrigal, Eggen)

- 8. Discuss and consider by Minute Entry a Preliminary Plat of Meadow Ridge Addition, Phase 2, a 28.9± acre property that is generally located on the south side of E. Belt Line Road, approximately 1,200± feet east of S. Goode Road, situated in the Charles A. Warfield Survey, Abstract No. 1613, and in the Jefferson Weatherford Survey, Abstract No. 1536, in the City of Wilmer, Texas.**

***Applicant: KPA Consulting, Inc.***

City Planner Sherry Sefko gave the City Secretary a copy of the mathematics of the parkland dedication proposal for the Council. This is a 161 lot subdivision to expand the Meadow Ridge Addition. This plat provides open spaces and will have roads connecting the subdivisions. Because there is not enough room for a park within this subdivision, the applicant has offered to donate \$63,081 for the Parks Board to use at other parks. P&Z recommended approval with the stipulation of approval of street names, tree mitigation, fees and park land, 5' sidewalks, finalization of easements and any scriber notes necessary. Mr. Pat Atkins with KPA Consulting addressed the Council to explain that wanted to adhere to the ordinance for 3 acres of park land, but there was no place for that so they calculated the value of the land and determined they would give the city \$63,000 for the Parks department to use elsewhere.

Councilmember Madrigal moved accept the preliminary plat for Meadow Ridge Phase 2 with stipulations 1, 2, 3, 4, 5, 9 and 10, second by Councilmember Campos. The motion passed unanimously 4-0. (Campos, Petta, Madrigal, Eggen)

- 9. Statement, and Possible Discussion, by Mayor Pro Tem Petta regarding the Back to School Program.**

Mayor Pro Tem Petta asked that this be taken into Executive Session. But the agenda caption for Executive Session was not all encompassing so it could not be included. It was decided to move this item to after Executive Session.

## **EXECUTIVE SESSION**

- 10. The City Council Shall Convene into Closed Executive Session Pursuant to §551.071 of the Tex. Govt. Code to Deliberate the Appointment, Employment, Evaluation, Reassignment, or Duties of a Public Officer, to Wit, of the City Administrator.**

**The City Council adjourned into Executive Session at 8:25 p.m.**

**Executive Session was called to order at 8:28 p.m.**

**Executive Session was adjourned at 9:03 p.m.**

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

**The Council convened into open session at 9:03 p.m.**

No action was taken from Executive Session

**9. Statement, and Possible Discussion, by Mayor Pro Tem Petta regarding the Back to School Program.**

Mayor Pro Tem asked to strike the item, however, she did state that the Mayor's Back to School is not sanctioned by the City. Discussion was then held regarding this issue.

**ADJOURN** There being no further business, Mayor Wealthy-Williams adjourned the meeting at 9:21 p.m.

APPROVE

  
Emmanuel Wealthy-Williams, Mayor

ATTEST

  
Patsy Patten, City Secretary

