

**MINUTES: CITY COUNCIL MEETING  
NOVEMBER 3, 2008**

**MEMBERS**

**PRESENT: Mayor Joe Higgs, Councilman Andy Garza, Councilman Glenn Ervin, Councilman Robert Patton, Councilman Mike Walker, Councilman Thomas Muir**

**OTHERS**

**PRESENT: City Manager Mike Brice, City Secretary/Assistant City Manager Rose Chavez; Shannon Graves -Sanger Courier, Jeff Krueger, James Ritter, Bill Wright, City Building Inspector Dewayne Douthitt, City Engineer Rob Woods**

**1. Call Meeting to Order, Invocation and Pledge of Allegiance.**

**Mayor called meeting to order, Councilman Patton led the invocation, followed by Councilman Garza leading the Pledge of Allegiance.**

**2. Citizens Input:**

**Citizens are allowed 3 minutes to speak. The City Council is unable to respond or to discuss any issues that are brought up during this section.**

**Mr. Bill Wright addressed the Council concerning his property behind Miguelito's restaurant off Sable Drive. It is currently zoned B-2, and when his request went before the Planning and Zoning Commission it was approved for a zoning change to I-1. The City Council did not approve it when the request came to them for consideration. He indicated he needs this zoning change for his business. He has trucks coming in and out of there. He builds race car toters and has a motorcycle shop.**

**Mayor Higgs informed Mr. Wright that the City Council could not make any decision on this matter.**

**City Manager asked Mr. Wright if he could come by his office tomorrow to discuss this matter.**

**Jeff Krueger 3905 Deer Forrest Drive, Denton, Texas representing Gary Lynch addressed Council concerning a preliminary plat consisting of 12 acres. He indicated that they tried to file a plat on these 12 acres in May of this year. He never got contacted by the City concerning the status of the plat. Mr. Lynch and his name were listed on the plat for contact purposes. In August, he requested a meeting with members of the City Staff and met with Mr. Iliff. After that meeting he did not hear anything else concerning this plat. He called back to the City and requested to be placed on the Planning and Zoning Agenda; however, the staff**

recommended that the plat be denied. He indicated he does not want his client to be treated like a developer. He discussed the private road which has been in existence since 1968. The City is requiring that the road be built to city standards. Mr. Krueger indicated that there was a plat approved thirty to forty-five days prior to his plat coming before the Planning and Zoning. This plat was on the same road their property is located. They were told this plat was grandfathered and did not have to meet City standards. He asked the City to look into this matter and to come up with a solution for his client. Mr. Krueger continued with giving Council an alternative and hoped this matter would not have to be settled in Court. He emphasized that this is an option they would not like to pursue. If this matter can't be worked out, he will recommend to his client and any future clients he may have not to do business with the City of Sanger.

**3. Presentation of Plaque Regarding the Dedication of the New City Hall.**

City Manager presented the plaque dedication to the City Council for the new City Hall building.

**4. Presentation of Above and Beyond Awards to Rob Woods and DeWayne Douthitt.**

The City Manager made an Above and Beyond award to Rob Woods City Engineer and Dewayne Douthitt Building Inspector for their outstanding job as the general contractor for this city project. Their dedication for the late hours and working on weekends was commended. Council gave applaud of recognition.

**CONSENT AGENDA**

- 5. a) Approve Minutes: October 20, 2008 - City Council**  
**b) Disbursements**  
**c) Approve Reappointing the Following Members to the Historic Preservation Commission: Liz Springer, Don McClure, Paul Dwyer, Russell Martin, Patti Walker, Terri Patton, and Appointing Earlene Price as a New Member**

Motion was made by Thomas Muir to approve the consent agenda. Seconded by Councilman Glenn Ervin. Motion carried unanimously.

**6. Consider any Items Removed from Consent Agenda.**

**7. Consider and Possible Action on Resolution #R11-15-08 to Approve a Financing by the Sanger Cultural Education Facilities Finance Corporation for the Benefit of St. Mark's Episcopal School of Houston, Inc. and Related Matters.**

Ted Christensen with Government Capital, advised that about a year ago he addressed the Council concerning the creation of this Cultural Education Facility Finance Corporation and it was set up at that time. It is a method of facilitating financing for 501c3 charitable organizations. It can include private schools, hospitals and YMCA'S and allows them to borrow money as a

government entity at tax exempt rates. The Saint Mark Episcopal School in Houston has an outstanding \$8 million loan they are refinancing. It allows them to borrow at a lesser interest. This will allow a savings of about \$2 million in interest in a period of twenty years. Mr. Christensen indicated neither the State, Harris County, City of Sanger, or any political issuer or subdivision or agency of the State shall be obligated to pay the note or interest. Mr. Christensen indicated it is very clear throughout the documents that the City is not responsible or on the “hook” for any of this debt.

Mr. Christensen advised this type of financing is done throughout the State, and the benefit to the City is a \$10,000 check at the closing of the loan. He would like to bring one of these loans to Council once a year. He advised the Sanger Cultural Facility Board met earlier today, he went through all the steps, and they approved it unanimously. He asked Council to validate what they approved.

Discussion continued on the limitations of the loans under \$10 million. Loans under \$10 million have certain tax benefits to banks. If Sanger had issued more than \$2 million this year they would not be able to do this because the City would have exceeded their \$10 million for the year.

Motion was made by Councilman Patton to approve Resolution #R11-15-08 financing by the Sanger Cultural Education Facilities Finance Corporation for the benefit of St Mark’s Episcopal School of Houston, Inc., and related matters. Seconded by Councilman Ervin.

Councilman Garza asked if the City Attorney had reviewed the documents.

City Manager advised that the City Attorney approved the creation of the Sanger Cultural Education Facilities Finance Corporation.

Councilman Walker asked if Sanger was being used as a method of the school getting this loan.

Mr. Christensen advised that the loan will float through the Corporation; when it goes in it is a taxable loan, and when it comes out on the other side it is tax exempt loan. There will be a public hearing scheduled for November 20, 2008, which will be published in the local paper for the next couple weeks. The citizens will have an opportunity to express their concerns or opinions.

Councilman Muir asked if there was any way this could come back to Sanger.

Mr. Christensen assured the Council this will not ever come back and create a liability to the City of Sanger. He emphasized that as the financial advisor for the City he would never recommend the City to take any type of risk that would later become a liability to the City.

**Motion carried unanimously.**

**8. Consider and Possible Action on the Preliminary Plat of Elk Farms.**

**Joseph Iliff indicated the Planning and Zoning approve unanimously.**

**City Manager advised the issue concerning the asphalt streets has been revised to concrete streets.**

**Motion was made by Councilman Garza to approve the Preliminary Plat for Seconded by Councilman Muir. Motion carried unanimously.**

**9. Information Items:**

**a) Letter from Mary Horn, Denton County Judge Regarding Election of Representatives for the Denton County Transportation Authority (DCTA).**

**10. Adjournment.**

**Mayor adjourned the meeting.**