

CITY OF SANGER, TEXAS

MINUTES: CITY COUNCIL WORK SESSION
May 1, 2017, 6:00 PM
502 Elm Street, Sanger, Texas

COUNCIL MEMBERS PRESENT: Mayor Thomas Muir, Councilman Bill Boutwell, Councilman Lee Allison, Councilman David Clark, Councilman Gary Bilyeu, Councilman Allen Chick

The Mayor and All Councilmembers were present constituting a quorum.

STAFF MEMBERS PRESENT: Mike Brice City Manager, Cheryl Price City Secretary.

1. Call Meeting to Order.

Mayor Muir called the Meeting to Order at 6:01 p.m.

2. Update From Alan Plummer and Associates on Discharge Options From the Expanded Wastewater Treatment Plant.

Betty Jordan, Alan Plummer and Associates was recognized and summarized the three options that were being considered. The stream restoration going around the pond and into a culvert diverting just before the pond some water into it and then the rest through the restored channel. The Alternative to that was the Pipeline Option. In the course of the last meeting the hybrid option came about where it would be discharging into the stream and picking up by pipeline and carried on down. She advised there is no doubt on the permit ability of the pipeline since it is the traditional way. She advised they did visit the TCEQ with regard to the Hybrid and the Stream Restoration and they are not opposed to either of those options; however, they are concerned about how they would write the permit so that the City of Sanger would stay responsible for maintenance of either the point at which in the Hybrid option it went into the pipeline or in the stream restoration option the weir that provides flow between the restored stream and the pond and the entrance to the culvert. TCEQ felt it would be a fairly extended period of negotiation until the City and they were comfortable with the wording of the permit. If a 500 year storm washed out the berm, the City would have to replace it. The long-term maintenance was a concern, as it was mentioned by the Council at previous meetings. It is permissible, there are questions about how long it would take to negotiate the permit and long term the city would be responsible for maintenance. She noted the memo that was included the packets written by Rex Hunt with Alan Plummer and Associates.

The Hybrid and Stream options could take one (1) to two (2) years. Ms. Jordan noted that the chances of them not approving the Hybrid or Stream options are fairly small but they are there. Councilman Allison noted he would like to see something in the form of a matrix that would show cost, permitting time, and some idea of permitting probability, and long term maintenance requirements. Mayor Muir asked if this information could be verbalized. Ms. Jordan advised that the initial cost of both the Hybrid and Stream option would be about the same. The stream restoration the permitting would be another 25 to 50,000 and the stream restoration about 100,000 for the permitting. Permitting is

about in the two-year range, as opposed to the one year range for the pipeline. Chris Heckler with Alan Plummer and Associates was recognized and advised that the Pipeline cost would be 3.8 to 3.4 Million depending on the route. The Stream Restoration with the Culvert 3.9 Million. It was noted the Hybrid would be between 3.4 and 3.9 Million.

There was lengthy discussion and questions from the Council regarding issues with the different options, TECQ permitting process, costs and timing. General consensus of the Council was that we need to move forward and the pipeline looks like the least onerous option at this time. It was noted that if the Council moves forward with the pipeline and something less costly comes up that the City could stop the design at that point. City Manager Brice noted that we are starting on our plant this week, if we can't get the new permit for the additional discharge until the pipeline is built or if we come up with another alternative. At some point if this drags on for two to five years and we reach maximum capacity we will have to put a moratorium on new growth.

Mike Riley, Landowner asked if they have any choice where the pipeline goes? It was noted there were two proposed routes. Mr. Riley noted he has not seen anything and would like to see the routes and wanted to know if they have any input? There was discussion as to the routes that were shown at the last meeting. It was noted there would be manholes about every 1000 feet. It was noted there would be discussion with the landowners on the routes.

Betty Jordan advised on the timing. It was noted that plant construction is starting and should take about two years. Permit depending on when it is elected to go forward with the permitting should take about 12 months if going with the pipeline so permitting would be halfway through construction of the plant. Pipeline construction could be about 18 months or a little longer. The plant and the pipeline should come in fairly close to each other. There was additional discussion regarding discharge, routes, and the costs of plants currently being built in the area. Councilman Clark noted that he felt that a pump station might be a good idea to take a look at because he felt that going through these landowners properties is going to be very costly. Chris Heckler advised that this was something they could look at it and do a comparison. Mayor Muir noted that the pipeline route was basically going along the stream and not on a lot of developable property.

Discussion came about regarding the mitigation plan presented by the Rosewood Corporation presented by Wilson Sands in the past who would have footed most of the cost of the restoration of the stream. Adjacent property owners Mr. Riley and Mr. Harris were both present. Mr. Riley asked if the City wanted them to take another look at the mitigation plan again. He noted that the initial idea was explained to him in a 10 minute phone call and he didn't study it or go in and look at it because he thought we had a cheaper option with the stream. Betty Jordan noted that she did not know if the mitigation would still be an option and if Rosewood was still interested. Mr. Harris stated that if the mitigation idea could be an acceptable option for the landowners and help avoid the city spending 4 million for a pipeline plus all of the bells and whistles that the city has to go through to make that happen. He suggested it is probably worth the landowners having a second meeting with Rosewood to discuss that. There was discussion as to how the mitigation would work. Mr. Riley also asked about the lake

noting that with the pipeline coming in the lake would dry up and he wanted to know if he could fill in the lake and use the land. Betty Jordan advised she did not have an immediate answer to his question. Joe Falls noted that he has spoken with Wilson Sands and he talked about working the unnamed stream as well as Ranger Creek and he said he was enthusiastic about it but told him he was going to have to show his specific plan. Mr. Falls stated that the property that you are talking about is all wetlands and natural floodplain. You are not going to farm floodplain even if the lake was not there. It was noted you could farm floodplain. Mr. Falls said that he was enthusiastic about looking at Rosewood again but that he could lose his enthusiasm in the details. Mr. Riley and Mr. Harris both agreed with Mr. Falls on his last statement and Mr. Riley stated they could continue to move forward with the pipeline as far as routes or whatever they need to do And in the meantime they are going to circle back and meet with Rosewood and see if that could be a viable option. City Manager Brice noted that if the Council begins moving forward with the pipeline tonight, that the mitigation questions could be answered fairly quickly, possibly within the next few weeks and the landowners will have some idea if they want to move forward with that or not. It was noted by Chris Heckler that if the pipeline was approved to move forward then they would start moving forward with the finalizing of the routes and it would be a minimal cost until they start surveying.

3. Overview of Items on Regular Agenda.

There was no additional discussion regarding Items on the Regular Agenda.

4. Adjourn.

There being no further items Mayor Muir adjourned the Work Session at 7:10 p.m.