

CITY OF SANGER, TEXAS

**MINUTES: REGULAR CITY COUNCIL MEETING
February 06, 2017, 7:00 PM
502 Elm Street, Sanger, Texas**

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

COUNCIL MEMBERS ABSENT: Councilman Gary Bilyeu

Mayor and Four Members present constituting a quorum.

**STAFF MEMBERS PRESENT: Mike Brice City Manager, Cheryl Price City Secretary,
Alina Ciocan Director of Economic and Community Development**

**CITIZENS RECOGNIZED DURING MEETING: Larry Peoples, Joe Falls, John
Madison (DATCU), Ed McBirney**

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

Mayor Muir called the meeting to order at 7:02 p.m. Mayor Muir led the Invocation followed by Councilman Allison 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 brought up during this section).

Larry Peoples, 719 Chaparral Road was recognized. He stated that his issues were addressed with the Work Session discussions tonight and information that the City Manager provided to the Council at the meeting. He now knows the City is working on the issues of the Sewage Treatment Plant. He advised that the smell was really bad in Ranger Creek and hoped it would get resolved soon. He also noted it was interesting to hear about the electricity issues too. He thanked staff and the Council for addressing the issue.

Joe Falls, 4489 McReynolds Road was recognized. He advised his topic is cooperation. Cooperator is his middle name and he wanted to remind everyone that in the 1970's he helped solve the city's sewer problems by letting the sewer plant be moved to another location a lower location to get the raw sewage out of ranger creek. Today we still have that problem, but it did work for a long time. He likened the sewer plant to a used car that nickels and dimes you to death. We have been addressing this issue for a long period of time. He said if he can get the cooperation that he has been given in the past, to work with the engineers and work with the contractors, modifications of the bid and change orders, we can improve the sewer plant and do a better job more economically and lower cost if the city would listen to some of his suggestions and get the engineers to work with him. His thrust is to see the day come when we have a first-class sewer plant and down grade the old used antiquated plant. Yes, it needs improvements and he is in favor of

those, because he can smell also. He noted right now he is in an appeal to the judgement that he objected to on the city taking property from him and if we can work some things out, he could/would consider removing that appeal but it is a two-way street and he needs to gain some with the planned development; a high-end development; Ranger Creek and 300 additional acres that he is extremely proud of and he thinks most everyone else is too. He noted he would like a compliment on what he is doing he doesn't get very many of them and he likes compliments like everyone else does. He reiterated he would like to change his middle name to cooperator, and to please take that under advisement.

3. CONSENT AGENDA:

a) Approval of Minutes:

a. City Council Regular Meeting January 17, 2017

b) Disbursements

c) Approve Audit for Fiscal Year End 2015/2016 by Brooks Cardiel PLLC.

A motion was made by Councilman Allison to approve the Consent Agenda as presented. Motion was seconded by Councilman Clark. Motion carried unanimously (4-0, Councilman Bilyeu Absent).

4. Consider any Items Removed from Consent Agenda.

REGULAR AGENDA

5. Conduct a Public Hearing Concerning a Request to Extend the Approval of Alternative Exterior Building Materials and/or Design for the DATCU Credit Union Building Located at 618 N. 10th Street.

Mayor Muir opened the Public Hearing at 7:15 p.m.

John Madison, Chief Operations Officer for the Denton Area Teaches Credit Union (DATCU) was recognized. He noted five-years ago, they came to the City asking for five years to see if they were in the right marketplace. He noted they are definitely in the right marketplace. They are here now requesting another five years because of the expansion of FM 455 and the possible expansion of the Freeway, they are one property off of FM 455 and they want to make sure they are in the best angle for both the credit union and the city, oriented the right way.

There being no citizens recognized with questions, or to speak for or against, the Public Hearing was closed at 7:16 p.m.

6. Consider, Discuss and Possibly Act on a Request to Extend the Approval of Alternative Exterior Building Materials and/or Design for the DATCU Credit Union Building Located at 618 N. 10th Street.

John Madison, Chief Operations Officer for the Denton Area Teaches Credit Union (DATCU) was again recognized to answer any questions.

He advised that they are asking for another five- year extension due to the construction of FM 455 and the I-35 Expansion. That they did not know how they were going to lay out their building on the property. He noted that they have been in discussion with Dr. Stuckey and may be making some alternate plans on the placement of their building and/or a trade of property locations with Dr. Stuckey. There was discussion as to how long the construction on FM 455 would take. Mayor Muir led a conversation with Mr. Madison regarding how much time they believe they actually needed and if three years was actually necessary. Mr. Madison advised that three years may be realistic on the construction, but he did note they would prefer five years. There was discussion as to how long the construction on FM 455 would take and consensus of the Councilmembers was that they would like to see DATCU reduce the time period to three years and have them come back then if they need more time. It was noted that their five-year exemption would expire in November 2017.

A motion was made by Councilman Allison to approve the extension of the Alternative Exterior Building Materials and/or Design for the DATCU Credit Union Building located at 618 N. 10th Street for three (3) years from the November 2017 expiration date. Motion was seconded by Councilman Clark. Motion carried unanimously (4-0, Councilman Bilyeu Absent).

7. Consider, Discuss and Possibly Act on Ordinance #02-06-17 Annexing Properties Located East of Marion Road and North of FM 455.

Director of Community and Economic Development, Alina Ciocan was recognized and advised that we have had two public hearings required by statute regarding the proposed annexation. She noted that last week she visited with a couple that was included in the annexation and they were very grateful to be annexed into the city. This is the last step of the process. She noted there is a map included that shows the two areas with Development Agreements. There was brief discussion.

A motion was made by Councilman Allison to approve Ordinance #02-06-17 Annexing Properties located east of Marion Road and North of FM 455. Motion was seconded by Councilman Boutwell. Motion carried unanimously (4-0, Councilman Bilyeu Absent).

8. Conduct a Public Hearing Concerning a Request to Rezone Approximately 49.51 Acres on the East Side of Marion Road Approximately 2,500 Feet North of FM 455 from “A” Agricultural District to “SF-1” Single Family Residential District.

Mayor Muir opened the Public Hearing at 7:30 p.m. There being no citizens recognized with questions, or to speak for or against, the Public Hearing was closed at 7:31 p.m.

9. Consider, Discuss and Possibly Act on Ordinance #02-04-17 – Amending the Official Zoning Map to Rezone Approximately 49.51 Acres on the East Side of Marion Road Approximately 2,500 Feet North of FM 455 from “A” Agricultural District to “SF-1” Single Family Residential District.

Ed McBirney was recognized and presented the proposal for the property that he was requesting the “SF-1” Single Family Residential zoning on. He noted it is the same one

that they have presented several times. They are proposing 42 one acre sites. It was noted they would be on septic.

A motion was made by Councilman Boutwell Approving Ordinance #02-04-17 – amending the Official Zoning Map to rezone approximately 49.51 Acres on the East Side of Marion Road Approximately 2,500 feet North of FM 455 from “A” Agricultural District to “SF-1” Single Family Residential District. Motion was seconded by Councilman Allison. Motion carried unanimously (4-0, Councilman Bilyeu Absent).

10. Conduct a Public Hearing Concerning a Request to Rezone Approximately 19.51 Acres on the East Side of Marion Road Approximately 1,500 Feet North of FM 455 from “A” Agricultural District to “R-1” Residential District 1.

Mayor Muir opened the Public Hearing at 7:35 p.m. There being no citizens recognized with questions, or to speak for or against, the Public Hearing was closed at 7:36 p.m.

11. Consider, Discuss and Possibly Act on Ordinance #02-05-17 – Amending the Official Zoning Map to Rezone Approximately 19.51 Acres on the East Side of Marion Road Approximately 1,500 Feet North of FM 455 from “A” Agricultural District to “R-1” Residential District 1.

Ed McBirney was recognized and presented the proposal for the property. He advised that this is one of the two pieces of property that they are doing the CCN exchange with Bolivar Water through the PUC. They have made application to the PUC on to allow the City to take over the water district. This 19 Acres and the 62 sixty-two acres above it. Bolivar Water will get the 1 acre estates and Sanger gets Parkbrook which is 45 Lots and Phase 6 in Sanger Circle which is 182 Lots. He noted Parkbrook will have a 4 Acre lake. They have sold the lots to two Custom Builders, Cameron Custom Homes and Ultra Homes. They are building 2000 square foot size minimum homes and are going to be more custom homes. It will be an upper scale community. They are still waiting PUC approval which they expect soon. There was brief discussion regarding the drainage on the property.

A motion was made by Councilman Chick to Approve Ordinance #02-05-17 amending the Official Zoning Map to Rezone Approximately 19.51 Acres on the East Side of Marion Road Approximately 1,500 Feet North of FM 455 from “A” Agricultural District to “R-1” Residential District 1. The motion was seconded by Councilman Clark. Motion carried unanimously (4-0, Councilman Bilyeu Absent).

12. Consider, Discuss and Possibly Approve Ordinance #02-03-17 – Ordering and Providing Notice of a General Election for the Purpose of Electing Three Council Members (Places 1, 3 and 5); and, Approving a Joint Election Agreement and Contract with Denton County for Election Services.

City Secretary Price was recognized and advised that this is the standard Joint Election Agreement we receive every year from Denton County. It notes places 1, 3 and 5 are up for election and filing for those places will be open until 5:00 p.m. on Friday February 17th. The place for voting is proposed to be the Church of Christ on Locust. It also

includes the hours for Early and Regular voting. The Ordinance will be published in the paper and 30 days or less from the election the Notice of General Election will be published in the paper. It is a standard timeline.

A motion was made by Councilman Chick to approve Ordinance #02-03-17 – Ordering and Providing Notice of a General Election for the Purpose of Electing Three Council Members (Places 1, 3 and 5); and, Approving a Joint Election Agreement and Contract with Denton County for Election Services. The motion was seconded by Councilman Clark. Motion carried unanimously (4-0, Councilman Bilyeu Absent).

13. INFORMATION ITEMS

a) 2017 City Council Regular Meeting Calendar

It was noted that July 3rd is a City Council Meeting and Tuesday the 4th of July is a Holiday if the Council wants to move the meeting to after the holiday day, the 5th or 6th, we could do that.

14. ADJOURN.

There being no further items Mayor Muir adjourned the meeting at 7:48 p.m.