

CITY OF SANGER, TEXAS

MINUTES: REGULAR CITY COUNCIL MEETING

February 21, 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 Gary Bilyeu, Councilman Allen Chick

The Mayor and All Council Members Were Present Constituting A Quorum.

STAFF MEMBERS PRESENT: Mike Brice City Manager, Cheryl Price City Secretary, Alina Ciocan Director of Economic and Community Development, Jeriana Staton Human Resource Coordinator

CITIZENS RECOGNIZED DURING MEETING: Joe Falls, Matt Haskin , Alan Stenzel

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

Mayor Muir called the meeting to order at 7:01 p.m. The Invocation led by Councilman Bilyeu, followed by the Pledge of Allegiance led by Councilman Clark.

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).

Joe Falls, 4489 McReynolds Road was recognized. He requested the Council read the minutes from the last meeting so he did not have to repeat what he has been saying every week. He spoke of history and how he did not like it when he was younger; but, he has come to realize how important it is, and how we can learn from mistakes. In his opinion there is a reluctance to let Sanger move forward as it can. He noted in the late 70's and early 80's there were four grocery stores downtown and now we have none. Two of the people that ran those stores were City Council Members and some of them worked in the Post Office and they met the public during their daily duties. We are not pounding the ground meeting the people like we should. Look back in history and try to take advantage of other people's successes and other people's advice. He noted the school district is going to have a bond issue this election which is just another indication that Sanger is growing.

3. CONSENT AGENDA:

a) Approval of Minutes:

1. City Council Work Session Meeting Minutes February 6, 2017

2. City Council Regular Meeting Minutes February 6, 2017

b) Disbursements

Councilman Bilyeu advised he would abstain from the Motion for the Consent Agenda

because he was not present at the last meeting. A motion was made by Councilman Boutwell to Approve the Consent Agenda as presented. Motion was seconded by Councilman Clark. The Motion carried with four (4) Councilmembers in favor of the motion, and one (1) abstention, Councilman Gary Bilyeu.

4. Consider any Items Removed from Consent Agenda.

No Items were removed from the Agenda for discussion.

REGULAR AGENDA

5. Consider, Discuss, and Possibly Act on a Petition to Vacate a Portion of a Plat Known as Lot 2 in Plat No. 2010-180 (Rita's Ranch).

Alina Ciocan, Director of Economic and Community Development was recognized to present the request. She advised the subject property is located in the City's ETJ west of Union Hill. The original plat, Rita's Ranch was approved by the City Council in 2010 and it contained two lots; Lot 1 and Lot 2. The Applicant Alan Stenzel, who is present today, owns both of the lots. He, would like to vacate Lot 2. Staff has been in contact with Denton County and Lake Ray Roberts Planning offices and they do not have a problem with the request. Planning and Zoning approved the request. This is being done so he can build an accessory building on the property that he owns. Councilman Allison brought up some issues in vacating Lot 2 of the plat and wanted to make sure everyone was aware of the administrative issues that vacating the one lot would cause. It was noted the applicant is aware; and, is working with the County.

A Motion was made by Councilman Bilyeu to vacate a portion of a plat known as Lot 2 in Plat No. 2010-180 (Rita's Ranch). Motion was seconded by Councilman Clark. Motion carried unanimously (5-0).

6. Consider, Discuss and Possibly Approve a Proposed Preliminary Plat of Parkbrook at Sanger Circle, Being 19.51 Acres in the Reuben Bebee Survey, Abstract No. 29.

Alina Ciocan, Director of Economic and Community Development was recognized to present the request. She advised that the Council is familiar with this plat, as it was rezoned at the last meeting to R-1. The applicant is proposing 45 lots. The Engineer, Matt Haskin with Homeyer Engineering is present. Councilman Allison noted concern regarding emergency access. He noted that typically, depending on the Fire Code the City is using, if you have more than 30 lots you have to have two different accesses. Engineer Haskins advised it is 30 lots or the distance in the turn arounds. Engineer Haskins noted they have the distance in the turn arounds. said he believed it was 1200 feet; however, he noted that he believed the requirement is 49 lots in rural areas. Alina Ciocan, Director of Economic and Community Development noted that the Fire Marshal has reviewed the plat. Councilman Chick voiced his concerns regarding Marion Road and getting in and out of the subdivision.

A Motion was made by Councilman Bilyeu to approve a proposed preliminary plat of Parkbrook at Sanger Circle, being 19.51 Acres in the Reuben Bebee Survey, Abstract

No. 29. Motion was seconded by Councilman Boutwell. Motion carried unanimously (5-0).

7. Consider, Discuss and Possibly Approve a Proposed Preliminary Plat of the Sanger Estates, Being 49.51 Acres in the Reuben Bebee Survey, Abstract No. 29.

Alina Ciocan, Director of Economic and Community Development was recognized to present the request. She advised that the Council is also familiar with this plat, as it was rezoned at the last meeting to SF-1. Staff has looked at the plat and the Planning and Zoning Commission approved it unanimously. The Public Utility Commission has approved the CCN Application.

A Motion was made by Councilman Allison to approve a proposed preliminary plat of Sanger Estates, being 49.51 Acres in the Reuben Bebee Survey, Abstract No. 29. Motion was seconded by Councilman Bilyeu. Motion carried unanimously (5-0).

8. Consider, Discuss and Possibly Act on Approving a Contract from Standard Automation and Control LB and Prime Controls LP for Installation of a SCADA Communication System on New Water Wells #8 and #9 for a Total of \$26,871.

City Manager Brice advised that installation of the SCADA system is the final step in getting the wells online. The reason this was brought before Council is that this money was not approved in the original budget.

Councilmember Clark asked how many bids we received on this project and City Manager Brice advised that we received two bids. The bid we are requesting approval for is with Prime Controls and Wonderware totaling \$26,871. The other bid with RLC totaled \$49,750.

A Motion was made by Councilman Clark to Approve a Contract from Standard Automation and Control LB and Prime Controls LP for Installation of a SCADA Communication System on New Water Wells #8 and #9 for a Total of \$26,871. Motion was seconded by Councilman Bilyeu. Motion carried unanimously (5-0).

9. Consider, Discuss and Possibly Act on Ordinance #02-07-17 Amending the Code of Ordinances By Adopting Enactment of Chapter 15 “Parks and Recreation” And, Repealing All Ordinances in Conflict.

Mayor Muir noted this item discussed in the work session and is part of our ongoing review of the City Ordinances. He asked if anyone had any comments or any further questions on this item. Councilman Boutwell noted that given the fact that we had a fine presentation by Jim Berman, Parks and Recreation Director, and that the Council was able to question the material that was put together very well; in his opinion, he would like to make a motion.

A Motion was made by Councilman Boutwell to approve Ordinance #02-07-17 amending the Code of Ordinances By adopting enactment of Chapter 15 “Parks and Recreation” And, Repealing all Ordinances in conflict. Motion was seconded by

Councilman Bilyeu. Discussion was called. Councilman Boutwell amended his motion to include Revising Sec. 15.107 (d) to read “No fees may be waived without the consent and approval of the City Manager or designee.” Councilman Bilyeu Amended his second to the Motion to include the addition. Motion carried unanimously (5-0).

10. Consider, Discuss and Possibly Act on Ordinance #02-08-17 – Amending Appendix A “Fee Schedule” of the Code of Ordinances Article 4.000 “Utility Related Fees” By Amending Sections 4.306, 4.307, 4.403; and Amending Article 7.000 “Park and Recreation Fees” by Adding Sections 7.900 and 7.1000.

Mayor Muir noted this was also discussed during the work session and opened it up for any discussion and questions.

A motion was made by Councilman Bilyeu to Approve Ordinance #02-08-17 – Amending Appendix A “Fee Schedule” of the Code of Ordinances Article 4.000 “Utility Related Fees” By Amending Sections 4.306, 4.307, 4.403; and Amending Article 7.000 “Park and Recreation Fees” by Adding Sections 7.900 and 7.1000. Motion was seconded by Councilman Boutwell. Mayor Muir called for any discussion on the motion. Commissioner Allison commented that when the Council is looking at fees, it may appear that the Council is acting rather quickly; but this is a culmination of discussions that have been going on for months and sometimes years or more in planning and preparation. He hoped that no one is thinking that the Council cavalierly votes on raising fees. He noted he doesn’t like voting for fee increases; however, the cost of things is going up and we are experiencing growth and we have to plan ahead for the growth. Mayor Muir noted that was a good observation and in some cases, it is multi-year process. Councilman Clark reiterated what Councilman Allison said, and noted that they have due diligence to do the right thing and not increase fees too much. What eases it for him is that we are not increasing them at 15 to 20% a year. We are moving that way, and we are going to get there. It is inevitable, and he would like to see it be as painless as possible. Motion was called and carried unanimously (5-0).

11. INFORMATION ITEMS

- a) Financial, Investment Reports**
- b) Capital Projects Report**

Councilman Bilyeu questioned staff regarding the Capital Projects and what the “Other” amounts were for each item listed on the report.

12. ADJOURN.

There being no further items Mayor Muir adjourned the meeting at 7:36 p.m.