

CITY OF SANGER, TEXAS

MINUTES: CITY COUNCIL WORK SESSION
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 Councilmembers were present constituting a quorum.

STAFF MEMBERS PRESENT: Mike Brice City Manager, Cheryl Price City Secretary, Alina Ciocan Director of Economic and Community Development, Jim Berman, Director of Parks and Recreation, Ramie Hammonds Building Official, Jeriana Staton Human Resource Coordinator

1. Call Meeting to Order.

Mayor Muir called the meeting to order at 6:00 p.m.

City Manager Brice introduced new staff members who were present at the meeting Ramie Hammonds, Building Official and Jeriana Staton, Human Resources Coordinator.

2. Discuss Amending the Code of Ordinances By Adopting Enactment of Chapter 15 “Parks and Recreation” And, Repealing All Ordinances in Conflict.

Parks and Recreation Director Jim Berman summarized noting that in reviewing our Code of Ordinances he discovered there were several ordinances that had to do with parks and recreation that were spread throughout the Code of Ordinances. This Ordinance will establish a Chapter 15 for Parks and Recreation and put all of the regulations in one place and repeal some that have no use. He described each change and noted that one change he missed was in Sec. 15.107 Special Events, Uses (d) No fees may be waived without the consent and approval of the “City Council”. He requested that the City Council change it to “City Manager or his designee” because some circumstances require a decision before the next City Council Meeting would take place. He gave an example that last year it had to do with the City being co-sponsors of a PTSD Bike event and they came to him and needed to use the concession stand and there is a fee for it and it could not be waived. He asked that the Council consider this change when making their motion at tonight’s Council Meeting. He noted one of the bigger changes is, the Parks Board which is currently a seven-member board; and is hard to fill; and, with a seven- member board you need four for a quorum. He noted he did not get a quorum the last two meetings because there was only three members present. With the proposed five-member board, it would change the quorum to three members. He also added a removal process for the board members. Another big change is Parkland Dedication Fees. We are not proposing a Development Fee. We will require a dedication fee of \$274 per lot or property in lieu of the fee. The land requirement has been changed from one acre to five acres. It was noted that 250 homes should have

about a five-acre park. The fee will apply to everyone who subdivides land. The language says the fees are paid prior to any building permits being issued or upon the submission of each final plat for single-family, duplex or townhouse development. The fees will be paid before the issuance of any building permits. He noted that the Fee Schedule changes will include the Park Dedication Fees and the Fees for the Presbyterian Church rental. There were a few questions and brief discussion after the presentation regarding property in the ETJ and the Parkland Dedication fees.

3. Discuss 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.

City Manager Brice summarized the Ordinance Amending Appendix A “Fee Schedule” noting the proposal is a 5% increase in water and wastewater rates. The wastewater increase is a part of our efforts to help afford the debt on the new plant; and, the other work we are doing is issuing the next round of debt sometime this year for the wastewater treatment plant for either the line or the creek restoration. Alan Plummer will be here in two weeks, on the 6th, to talk about that. We have enough information to come to a decision on it. As Jim Berman noted previously the Park Dedication Fees have been amended and the Fees to take in the Church. There was also some orphan language that is just a clean up item in the Electric Sections 4.3 & 4.04. The increase, combined, on both water and wastewater will be between \$3.00 and \$8.00 a month depending on the usage. The minimum will be about \$3.00. The last rate hike was in April or May of last year. The increases are inevitable and the idea is to spread them out and not have one massive increase of 25 to 30% in one year so for the last several years we have been raising it gradually, so we don't have to endure that shock. It was noted that the Ordinance would go into effect March First and would be on the April bills. There was typographical error noted on the 2” meter rate in the Ordinance that will need to be corrected. There was miscellaneous discussion.

4. Overview of Items on Regular Agenda.

Councilman Bilyeu asked if the Park Dedication Fees were approved tonight how would they apply to what is in the system right now? City Manager Brice advised that anything that has a final approved plat would be exempt or grandfathered.

There was no further discussion of items on the agenda.

5. Adjourn.

There being no further items Mayor Muir adjourned the Work Session at 6:38 p.m.