

CITY OF SANGER, TEXAS

MINUTES: CITY COUNCIL WORK SESSION

August 6, 2018 – 6:00 PM

502 Elm Street, Sanger, Texas

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

COUNCIL MEMBERS ABSENT: None.

The Mayor and all Council Members were present constituting a quorum.

STAFF MEMBERS PRESENT: Alina Ciocan, City Manager; Clayton Gray, Finance Director, Cheryl Price, City Secretary.

1. Call Meeting to Order

Mayor Muir called the Work Session to order at 6:02 PM on July 16, 2018.

2. Presentation of the Denton County Greenbelt Plan.

Blake Alldredge, Upper Trinity River Water District was recognized. He noted he works on the Water Shed Protection Plan and Outreach Program and one of the items they have been working on the last few years is the Denton County Greenbelt Plan. They have been working with Denton County to develop this and hoped the City of Sanger is as enthusiastic about it. He presented a map of all of the flood plains and proposed future greenbelt trails and areas in Denton County and noted there are quite a bit of streams and creeks scattered throughout the County which flow into the lakes. He noted the potential of hundreds of miles of trails along the greenbelt areas. The current trails along the greenbelt form Lake Ray Roberts to Lake Lewisville. He noted how rapidly the County is growing and that we need to protect our natural areas, assets and make sure that our water sources don't get polluted. Pollution could drive up treatment costs, etc., which could also drive up their water costs. He noted the quality of live with the addition of the greenbelt areas and trails which would add quality of life allowing for people to get out and enjoy nature. This would be a voluntary plan and needs to be unique to the community, Education and outreach is fundamental to the plan and the biggest part of the plan. Citizens need to be educated to realize the value and benefits of the greenbelts and what they do for the water quality protection and quality of life. It is critical they do a good job of educating the public and he summarized the various forms they would use. As far as preservation tools, they are looking at different ways the land can be protected. They are looking at development standards, and ordinances of various cities and are in the process of creating a model ordinance combining some of the aspects of those cities and are here to work with the city and get input. They are looking at items such as green infrastructure, raingardens, rainwater harvesting, permeable pavement - things that help capture excess stormwater, mowing regimes (not mowing all the way to the banks of creeks), particularly from urban areas. Development ideas will include cluster developments, conservation developments, where in a certain area half of the area is left as open space so the homes are left on smaller lots. He noted that the Conservation Trust is a non-profit land trust that the water district established back in 2010. What they do is hold conservation easements in perpetuity, which allows the landowner to continue owning the land, use the land and sell it, but their rights are restricted so they can't subdivide and build houses, etc. on the land. There are potential tax benefits which attach to this for the land. He noted the next step they would recommend is for the City to adopt the plan and they are in the process of setting up a coordinating committee with the

County and if the City adopts the Plan the City will have a member on the committee. The Committee will identify different strategies to implement and work through the model ordinance and get it adopted. They have a lot of educational resources available that the City can put up on the website. He noted their dedicated website is www.DentonCountyGreenbeltPlan.com and noted the type of information you would find on the website. Mayor Muir asked if the staff could get the GIS Map for the plan and Mr. Alldredge stated they could get the data to the City and if any of the City Limits or ETJ looks off at all they can update the maps. Mayor Muir also noted a subdivision in Flower Mound called Chimney Rock. It reduces the amount of yard but allows the same number of homes and leaves the open space for people to enjoy activities. Councilman Allison asked who maintains the open space. It was noted that there is a land trust that has control of the area. It will remain in a more natural state. Councilman Allison noted that the creek areas need to be kept clear of trees for drainage purposes, etc. He noted concern regarding who would maintain the open space areas. There was lengthy discussion between the Councilmembers and Mr. Alldredge regarding the plan. It was noted that at this point it would be more of an endorsement of the plan. That a resolution would be proposed that the City would support the plan and strategies would be identified which would align with the City's specific circumstances. Mr. Alldredge thanked the City for letting him make the presentation. Mayor Muir thanked him for coming.

3. Budget Workshop.

City Manager Alina Ciocan noted that since the last budget presentation, we have received the certified totals from Denton County Appraisal District on July 23rd. Our certified totals this year are approximately 643 million; last year they were 578 million. They went up because the total taxable value increased, and we have added new properties. Staff is recommending that we keep the same rate this year as we had last year. She noted that extra funds in the amount of \$25,000 have been allocated for system maintenance for streets. We are also increasing our transfer from General Fund to Capital Improvement Projects \$600,000 to 675,000. If we keep the same tax rate we will generate approximately \$493,000 more in tax revenue which is 12.7 percent increase from last year. We have made some minor tweaks in the budget – in Development Services we have increased the Development Services budget by about \$2,000 which will provide for overtime (if needed) for the Building Inspector this year. As previously mentioned, Streets went up by \$25,000 and increased the transfer to CIP by \$75,000. For Public Works we have increased by \$1000 to account for credit card fees now that they are able to take credit card payments. Facilities Maintenance budget was increased by \$2000. Councilman Bilyeu had some catch up questions for staff since he was out of town and could not attend the last budget meetings. There were questions about the 2017-18 budget amendments and staff noted that there would probably be another budget amendment for 2017-18 coming on the wastewater because they have exceeded what was budgeted for. City Manager Alina Ciocan summarized noting that there would not be another workshop before adoption of the budget, and if there were any additional questions to contact her.

4. Overview of Regular Items on the Agenda.

No items.

5. Adjourn.

There being no further business, Mayor Muir adjourned the Work Session at 6:53 PM.