

CITY OF SANGER, TEXAS

**MINUTES: REGULAR CITY COUNCIL MEETING
JANUARY 2, 2018, 7:00 p.m.
502 Elm Street, Sanger, Texas**

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

COUNCIL MEMBERS ABSENT: Councilman Lee Allison

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

STAFF MEMBERS PRESENT: Acting City Manager Alina Ciocan, City Secretary Cheryl Price

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

Mayor Muir called the Regular City Council Meeting to order on January 2, 2018 at 7:04 p.m. Councilman Boutwell gave the Invocation and Councilman Clark led 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).

No citizens present who wished to speak.

3. CONSENT AGENDA:

a) Approval of Minutes:

- 1. City Council Work Session, December 18, 2017**
- 2. City Council Regular Meeting, December 18, 2017**

b) Disbursements

Councilman Boutwell and Councilman Clark had a few questions and some concerns regarding disbursements (mowing, janitor; and, maintenance expenses; some of which have been performed in-house in the past and are now being outsourced).

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

4. Consider any Items Removed from Consent Agenda.

None.

REGULAR AGENDA

- 5. Consider, Discuss and Act on the Preliminary Plat of the Prairie Ranch Estates Addition Being 42.52 Acres in the William Mason Survey, Abstract Number 801, Generally Located South of Lois Road and East of Metz Road.**

Acting City Manager Alina Ciocan summarized noting that the applicants (present at the meeting) plan to subdivide this property into 33 residential lots. The property is located in the City's ETJ and any improvements that will have to be done will go through the County. It is served by Bolivar Water and the sewer served by private facilities. The plat was sent to the County for review and they came back with a request regarding the right-of-way and it had already been addressed regarding changing it from thirty-feet to forty-feet. The plat is in compliance with our subdivision ordinance. The next item on the agenda is related to this plat.

A motion was made by Councilman Bilyeu to approve the Preliminary Plat of the Prairie Ranch Estates Addition being 42.52 acres in the William Mason Survey, Abstract Number 801, Generally located south of Lois Road and east of Metz Road. The motion was seconded by Councilman Clark. There was brief discussion regarding the Final Plat process. The motion carried unanimously (4-0 vote, Councilman Allison Absent).

- 6. Consider, Discuss and Act on the Final Plat of the Prairie Ranch Estates Addition Phase 1, Being 7.38 Acres Generally Located South of Lois Road and East of Metz Road.**

Acting City Manager Alina Ciocan summarized noting that this is related to the preliminary plat the Council just approved. This property is in the ETJ and is Phase 1 of the subdivision. They are currently proposing to create five lots of record and do not need any improvements at this time. It was noted that the five lots are on the northwest corner of the preliminary plat. This final plat meets the subdivision ordinance. There was brief discussion regarding the construction materials of the roads in the subdivision and drainage concerns. The applicant noted he would prefer to be in the City limits. There was discussion regarding bringing water to the subdivision for fire protection rating.

A motion was made by Councilman Bilyeu to approve the Final Plat of the Prairie Ranch Estates Addition Phase 1, being 7.38 acres generally located south of Lois Road and east of Metz Road. The motion was seconded by Councilman Clark. The motion carried unanimously (4-0 vote, Councilman Allison Absent).

- 7. Consider a Resolution approving a Hotel Occupancy Tax Grant and Economic Development Incentive Agreement with Sanger Lodging, LLC; and, Authorize the Mayor to Execute Agreement.**

Acting City Manager Alina Ciocan stated that she is very excited to bring this project forward. This agreement is for a new hotel development, Holiday Inn Express which will be located off of I-35 and Maple Street adjacent to the shopping center

that has Subway, Pizza Hut, and Fuzzy Tacos. Approximate investment is about eight million dollars and the hotel will have 77 rooms. There are different triggers built into the agreement. They have to obtain a building permit within the next six (6) months on or before June 1, 2018, and then, would have twenty-four (24) months to build the hotel. The incentives would include a property tax rebate of 50% for seven (7) years. It would also include a hotel tax rebate which would be tiered at 75% rebate for years 1 through 3 and 50% for years 4 through 7. We also would do some site improvements not to exceed \$100,000. It is a benefit to the city right now and that land is currently producing about \$3400 in taxes and is vacant. The rebate is valued on enhancement value of the property. We don't rebate anything existing so the city would not be losing any taxes that we are already getting. We are not giving up anything we are already getting. There was discussion as to the logistics on the payment of the rebates and improvements made to the property. The agreement was reviewed by our City Attorney and also reviewed by the applicant's attorney. Councilman Boutwell noted he found a typographical error on page 53 11.1 second line the word "amount" should read "among". There was concern regarding whether the highway expansion would affect the property. It was noted that staff would be looking at the right-of-way, etc. There was also discussion regarding fire protection and we have interlocal agreement with other municipalities if a ladder truck was necessary. Mayor Muir noted he was excited about this project, and especially it being on IH-35 and hoped it would get the economic development ball rolling. Councilman Boutwell noted that there were a lot of people always asking if there was lodging available in Sanger, especially when they have the large bass tournaments. Councilman Bilyeu noted that all of the people stay in Gainesville or Denton right now.

A motion was made by Councilman Boutwell to approve a Hotel Occupancy Tax Grant and Economic Development Incentive Agreement with Sanger Lodging, L. L. C. and authorize the Mayor to execute agreement. The motion was seconded by Councilman Bilyeu. The motion carried unanimously (4-0 vote, Councilman Allison Absent).

8. INFORMATION ITEMS:

a) Financial Investment Report

1. November 30, 2017

b) Capital Projects Report:

1. December 26, 2017

There was no discussion on Information items.

9. ADJOURN.

There being no further discussion, Mayor Muir adjourned the meeting at 7:46 p.m.