

## **CITY OF SANGER, TEXAS**

**MINUTES: REGULAR CITY COUNCIL MEETING**  
**December 17, 2018, 7:00 p.m.**  
**502 Elm Street, Sanger, Texas**

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

**COUNCIL MEMBERS ABSENT:** Mayor Pro Tem Gary Bilyeu, Councilman Allen Chick.

The Mayor and Three (3) Council Members were present constituting a quorum.

**STAFF MEMBERS PRESENT:** City Manager Alina Ciocan; City Secretary Cheryl Price; Director of Development Services Ramie Hammonds; Planner Muzaib Ruiz; Director of Public Works Neal Welch.

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

Mayor Muir called the Regular City Council Meeting to order on December 17th, 2018 at 7:02 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).**

Roger Hartman, 3000 McReynolds, Sanger, Texas was recognized. He stated he was just giving a follow-up on the driveway. He noted that Neal Welch, Director of Public Works was present and would be able to provide more details. He stated that the driveway has been called off from moving it, etc., so he wants to go ahead and start and he is going to have to do it himself. He asked if he could get any help from the City, possibly some gravel, that he is not asking for equipment. He has spoken with Eric Terry, Pavecon and Neal Welch and they can fill in the staff. Mayor Muir noted that since this is not a posted item on the agenda that City Council can not discuss and make any decisions, but can hear and take notes. He noted that the Council would trust staff that is aware of the details to advise and keep the Council apprised. Mr. Hartman noted he would like to start moving his driveway. Mayor Muir asked what specific action Mr. Hartman was requesting. Mr. Hartman stated he would like to get some gravel if it is possible.

There were no further citizens approaching the podium who wished to speak.

**3. CONSENT AGENDA:**

**a) Approval of Minutes**

- 1) City Council Work Session Minutes, November 19, 2018(December 3, 2018)**
- 2) City Council Regular Meeting Minutes, November 19, 2018(December 3, 2018)**

**b) Approve Appointing Citizen Brett Bumpas to Open Board Position as Alternate on the Park Board for the Remainder of the Term (2018-2020).**

A motion was made by Councilman Boutwell to approve the Consent Agenda as presented. The motion was seconded by Councilman Allison. City Secretary Price noted that the Minutes in the Packet are for December 3<sup>rd</sup> Work Session and December 3<sup>rd</sup> Regular Session - the date was noted incorrectly (November 19, 2018) on the Agenda. Mayor Muir noted that the December 3<sup>rd</sup> minutes were included with the posting of the packet online and it was a scrivener's error on the dating and requested the correction be notated in the minutes. The November 19<sup>th</sup> Minutes were approved at the previous City Council Meeting. The motion to approve carried unanimously with a 3-0 vote (Mayor Pro Tem Bilyeu and Councilman Chick absent).

**4. Consider Any Items Removed from Consent Agenda.**

No items were removed from the Consent Agenda.

**REGULAR AGENDA**

**5. Conduct a Public Hearing Regarding a Replat of Lot 1R and Lot 2R, Block A of Russnette Addition, Being a Replat of Part of Lot 3 and Lot 4, Block 39 of Old Town Sanger, Being 0.439 Acres, and Generally Located North-East of the Intersection of Willow Street and 4<sup>th</sup> Street.**

Director of Development Services, Ramie Hammonds summarized that this is a replat of one lot that is being divided into two lots to allow for an additional home to be put on the second lot. The lots sit off of Willow Street between 4<sup>th</sup> and 3<sup>rd</sup> Streets.

Mayor Muir opened the public hearing at 7:09 PM and solicited anyone who wished to speak. There being no citizens approaching the podium to speak the public hearing was closed at 7:10 PM.

**6. Consider, Discuss and Act on a Replat of Lot 1R and Lot 2R, Block A of Russnette Addition, Being a Replat of Part of Lot 3 and Lot 4, Block 39 of Old Town Sanger, Being 0.439 Acres, and Generally Located North-East of the Intersection of Willow Street and 4<sup>th</sup> Street.**

Director of Development Services, Ramie Hammonds summarized noting that this is one lot being divided into two lots. This will be a house that will be moved from FM 455 and placed on this lot. The lot does meet the zoning requirements and there is room for all of the required setbacks to be met. There were twenty-seven (27) notices that have been sent out and one (1) notice was returned in favor by the owner Ms. Davis. The applicant is present for any questions. Through questioning by staff, it was noted that the applicant is aware that everything has to be brought up to code. The City Inspector has done a walk through with him and he is prepared for what he has to do. It was noted that the other lot already has an existing house on it. The applicant will have to acquire water and sewer taps; the City is able to service the area with water, sewer and electric.

A motion was made by Councilman Boutwell to approve the Replat of Lot 1R and Lot 2R, Block A of Russnette Addition, being a replat of Part of Lot 3 and Lot 4, Block 39 of Old Town Sanger, being 0.439 acres, and generally located north-east of the intersection of Willow Street and 4<sup>th</sup> Street. The motion was seconded by Councilman Allison. The motion to approve carried unanimously with a 3-0 vote (Mayor Pro Tem Bilyeu and

Councilman Chick absent).

- 7. Consider, Discuss and Possibly Act on Approving and Authorizing the City Manager to Execute Change Order Number 4 Between the City of Sanger and Alan Plummer Associates, Inc., for an Increase to the Cost of the Rehabilitation and Improvements of the City of Sanger Wastewater Treatment Plant by \$45,927.99 and Zero Additional Days to the Contract Time.**

Director of Public Works, Neal Welch was recognized and noted that the Engineer with Alan Plummer Jeff Caffey, was going to be here but is caught in traffic. Mr. Welch explained the Change Order request.

A motion was made by Councilman Allison to approve and authorize the City Manager to execute change order number 4 between the City of Sanger and Alan Plummer Associates, Inc., for an increase to the cost of the rehabilitation and improvements of the City of Sanger Wastewater Treatment Plant by \$45,927.99 and zero additional days to the contract time. The motion was seconded by Councilman Boutwell. The motion to approve carried unanimously with a 3-0 vote (Mayor Pro Tem Bilyeu and Councilman Chick absent).

- 8. Consider, Discuss and Possibly Act on Approving and Authorizing the City Manager to Execute Change Order Number 5 Between the City of Sanger and Alan Plummer Associates, Inc., for a Credit to the Cost of the Rehabilitation and Improvements of the City of Sanger Wastewater Treatment Plant by \$10,239.63 and Zero Additional Days to the Contract Time.**

Neal Welch, Director of Public Works explained the change order request. It was noted change order #4 is an increase of \$45,927.99 and this change order #5 is a credit for \$10,239.63. It was noted that this was for the UV channel. Jeff Caffey, Alan Plummer arrived and was recognized and provided a summary of the change orders and noted that for change order number 5 that they were able to redesign the UV structure and save some money.

A motion was made by Councilman Boutwell to approve and authorize the City Manager to execute change order number 5 between the City of Sanger and Alan Plummer Associates, Inc., for a credit to the cost of the rehabilitation and improvements of the City of Sanger Wastewater Treatment Plant by \$10,239.63 and zero additional days to the contract time. The motion was seconded by Councilman Allison. The motion to approve carried unanimously with a 3-0 vote (Mayor Pro Tem Bilyeu and Councilman Chick absent).

There was brief discussion regarding the status of the cracks in the concrete with Jeff Caffey of Alan Plummer. He noted that they are still evaluating the situation and their engineer is currently comfortable with the repairs they are doing. They have asked for an extended warranty on the concrete and have not received a response yet.

- 9. INFORMATION ITEMS:**

- a) **Monthly Disbursement Report – November 2018**
- b) **All American Dogs Report**

No discussion on Information Items.

10. **FUTURE AGENDA ITEMS:** *(The purpose of this item is to allow the Mayor and members of Council to bring forward items they wish to discuss at a future meeting, A Council Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Council or at the call of the Mayor).*

- a) **Discuss and Set Date, Time, and Place for a City Council Strategic Planning Retreat.**

City Manager Alina Ciocan advised the City Council about having a Strategic Planning Retreat in February. Some of the topics that will be discussed are Capital Improvements, Streets, Downtown Revitalization; and, other items. It was noted the meeting could be for a half of a day on a Friday and lunch and/or dinner will be provided. Two dates were discussed, February 15<sup>th</sup> and February 22<sup>nd</sup>. Consensus by Councilmembers was that the February 22<sup>nd</sup> date would be best. The retreat time was discussed and consensus by Council was from 12:00 noon until 5:00 PM. It was noted that the meeting would not include any other boards or commissions at this time but may include various staff, if necessary. The City Council Strategic Planning Retreat will be on Friday February 22<sup>nd</sup> at 12:00 Noon. It was noted the meeting will be a posted public meeting and the Council would be notified.

Councilman Boutwell noted he was wondering about a building that the City owns that where the roof has collapsed across from the old lumber yard adjacent to the armory store. City Manager Alina Ciocan noted that the building was not owned by the City. She has spoken with Ramie Hammonds and she is going to address it with the building code and they will be contacting the owner. She noted she would follow up with updates. Councilman Boutwell noted that he misunderstood and thought that the City owned the building.

11. **ADJOURN.**

There being no further discussion, Mayor Muir adjourned the meeting at 7:37 PM.