

**MINUTES: CITY COUNCIL MEETING
February 1, 2016**

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

OTHERS

PRESENT: Mike Brice City Manager, Tami Taber City Secretary, Joe Iloff Development Services Director, Melanie Johnsson, Rev. Grant Bowles, Jonathan and Connie (unknown last name), Dusty Hicks, Billy Pyron, MaryAnn Pyron, Blake Pyron, Dallas Proctor, Mary Blakely, Amy Blakely, Justin and Tanner (unknown last name), Mitchell Pyron, Brandon Miller, Peggy Arrington and Dennis Arrington

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

Mayor Muir called the meeting to order at 7:10 p.m. Councilman Allison led the Invocation followed by Councilman Bilyeu leading 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).

None.

CONSENT AGENDA

- 3. a) Approval of Minutes: January 4, 2016 - Work Session
January 4, 2016 - Council Meeting
January 19, 2016 – Work Session**
- b) Disbursements**
- c) Consider, Discuss and Possibly Approve Resolution #R02-02-16 – Adopting the Denton County Mitigation Action Plan (HazMAP)**

Councilman Bilyeu made a motion to approve. Seconded by Councilman Boutwell. Motion carried unanimously.

4. Consider any Items Removed From Consent Agenda.

REGULAR AGENDA

- 5. Consider, Discuss and Possibly Act on Approving Audit for Fiscal Year End 2014/2015 by Brooks Cardiel PLLC.**

Mike Brooks, partner with Brooks Cardiel PLLC, went over the audit. This is the second year that they have performed the City's audit.

The City's total combined net position is \$28, 948,124 at September 30, 2015. Of this, \$9,279,673 (unrestricted net position) may be used to meet the City's ongoing obligations to the citizens and creditors.

At the close of the current fiscal year, the City's governmental funds reported combined fund balances of \$5,572,814, an increase of \$1,482,617.

As of the end of the year, the unassigned fund balance of the General Fund was \$1,828,676 or 36% of total General Fund expenditures.

The City had an overall increase in net position of \$3,116,003, which is primarily due to strong general and utility revenues.

Councilman Boutwell made a motion to approve. Seconded by Councilman Bilyeu. Motion carried unanimously.

6. Consider, Discuss and Approve Location of the Cowling Road Lift Station.

Gary Bilyeu made a motion to approve at the current site.

Seconded by Councilman Boutwell. Motion carried 4-1. Councilman Chick voted against.

7. Conduct a Public Hearing Regarding a Specific Use Permit for Blake's Snow Shack, a Quick Service Food and Beverage Shop Located at 400 Locust Street.

Mayor Muir opened the Public Hearing at 7:17 p.m.

MaryAnn Pyron spoke to the City Council about this opportunity for her son Blake. The snow cone trailer is 8.5' x 16' and would be parked on a vacant slab near the Sanger Bargain Depot/Crisis Center.

Blake Pyron briefly spoke to the City Council.

No one spoke against.

Mayor Muir closed the Public Hearing at 7:21 p.m.

8. Consider, Discuss and Possibly Approve Ordinance #02-01-16 – Amending the Official Zoning Map to Grant a Specific Use Permit for a Quick Service Food and Beverage Shop Located at 400 Locust Street.

Councilman Allison made a motion to approve. Seconded by Councilman Bilyeu. Motion carried unanimously.

9. Conduct a Public Hearing on Rezoning Property Located at the Southeast Corner of Sanger Circle Drive and Wagon Wheel Drive (5001, 5003, 5005, 5007, 5009 and 5011 Sanger Circle Drive), From a 2F Two-Family Residential District to PD-SFA Planned Development – Single Family Attached Residential District.

Mayor Muir opened the Public Hearing at 7:52 p.m.

No one spoke for or against.

Joe Iliff advised that the rezoning will rearrange the property lines and ownership of the subject area, but not how it physically appears or will function.

Mayor Muir closed the Public Hearing at 7:56 p.m.

10. **Consider, Discuss and Possibly Approve Ordinance #02-02-16 – Amending the Official Zoning Map to Rezone the Properties Located at the Southeast Corner of Sanger Circle Drive and Wagon Wheel Drive (5001, 5003, 5005, 5007, 5009 and 5011- Sanger Circle Drive), From a 2F Two-Family Residential District to PD-SFA Planned Development – Single Family Attached Residential District.**

Councilman Bilyeu made a motion to approve. Seconded by Councilman Allison. Motion carried unanimously.

11. **Conduct a Public Hearing for Use of Alternative Exterior Building Materials and/or Design for the Cotton Patch Shopping Center Located at 904 S. 5th.**

Mayor Muir opened the Public Hearing for Item 11 and Item 13 at 7:57 p.m.

Dallas Proctor, architect for this project, briefly described to the City Council the changes to be made. He is proposing to construct an addition to the building, providing additional space for retail use and changing the appearance of the existing building to match the new addition.

No one spoke against.

Mayor Muir closed the Public Hearing at 8:07 p.m.

12. **Consider, Discuss and Possibly Approve the Use of Alternative Exterior Building Materials and/or Design for the Cotton Patch Shopping Center Located at 904 S. 5th.**

Councilman Bilyeu made a motion to approve metal on the rear side and the other sides will be masonry or stone products with a minimum 25 year material life span. Seconded by Councilman Boutwell. Motion carried unanimously.

13. **Conduct a Public Hearing on Rezoning the Property at the Cotton Patch Shopping Center Located at 904 S. 5th From B1 Business District to PD-B-1 Business District.**

See Item 11.

14. **Consider, Discuss and Possibly Approve Ordinance #02-03-16 – Amending the Official Zoning Map to Rezone the Property at the Cotton Patch Shopping Center Located at 904 S. 5th From B1 Business District to PD-B-1 Business District.**

Councilman Bilyeu made a motion to approve. Seconded by Councilman Boutwell. Motion carried unanimously.

15. **Conduct a Public Hearing on Rezoning the Property Located at the Northeast Corner of 3rd and Plum Street From MF-1 Multi-Family Residential District-1 to MF-2 Multi-Family Residential District -2.**

Mayor Muir opened the Public Hearing for Item 15 and 17 at 8:30 p.m.

Brandon Miller is requesting rezoning to construct up to eight dwelling units on each site.

No one spoke against.

Mayor Muir closed the Public Hearing at 8:37 p.m.

- 16. Consider, Discuss and Possibly Approve Ordinance #02-04-16 – to Rezone the Property Located at the Northeast Corner of 3rd and Plum Street From MF-1 Multi-Family Residential District-1 to MF-2 Multi-Family Residential District-2.**

Councilman Allison made a motion to approve. Seconded by Councilman Bilyeu. Motion carried 4-1. Councilman Chick voted against.

- 17. Conduct a Public Hearing on Rezoning Property Located at the Northwest Corner of 3rd Street and Plum Street, From SF-8 Single Family Residential District 1 to MF-2 Multi-Family Residential District-2.**

See Item 15.

- 18. Consider, Discuss and Possibly Approve Ordinance #02-05-16 – to Rezone the Property Located at the Northwest Corner of 3rd Street and Plum Street, From SF-8 Single Family Residential District-1 to MF-2 Multi-Family Residential District-2.**

Councilman Boutwell made a motion to approve. Seconded by Councilman Bilyeu. Motion carried 4-1. Councilman Chick voted against.

- 19. Discuss, Consider and Possibly Approve Ordinance #02-06-16 - Ordering and Providing Notice of a General Election for the Purpose of Electing a Mayor, Councilmember Place 2, Councilmember Place 4 and Approving a Joint Election Agreement and Contract With Denton County for Election Services.**

Councilman Allison made a motion to approve. Seconded by Councilman Clark. Motion carried unanimously.

20. INFORMATION ITEMS:

- a) All American Dogs Report – December 2015**
- b) Motor Vehicle Racial Profiling Report for 2015**

- 21. Adjourn.**

Mayor Muir adjourned the meeting at 8:47 p.m.