

MINUTES: CITY COUNCIL MEETING

March 7, 2016

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

OTHERS

PRESENT: City Manager Mike Brice and Deputy City Secretary, Cheryl Price, Director of Development Services, Joe Iliff

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

Mayor Muir called the meeting to order at 7:11 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).

Joe Falls, 4489 McReynolds Road was recognized and spoke about city roads, impact fees, and improvements.

CONSENT AGENDA

- 3. a) Approval of Minutes: February 16, 2016 - Work Session
February 16, 2016 – Council Meeting**
b) Disbursements

A Motion was made by Councilman Bilyeu approving the Consent Agenda as presented. Motion seconded by Councilman Boutwell. Motion carried unanimously (5-0).

4. Consider any Items Removed From Consent Agenda.

REGULAR AGENDA

5. Consider, Discuss and Possibly Approve Certification of Unopposed Candidates.

Mike Brice noted Items 5 and 6 were procedural steps since there are no opposed candidates for re-election to the City Council. Motion was made by Councilmember Clark approving certification of unopposed candidates. Motion was seconded by Councilmember Allison. Motion carried unanimously (5-0).

6. Consider, Discuss and Possibly Approve Order of Cancellation for the May 7, 2016 Election.

Motion was made by Councilmember Clark approving the Order of Cancellation for the May 7, 2016 Election. Motion was seconded by Councilman Boutwell. Motion carried unanimously (5-0).

7. Consider, Discuss and Possibly Approve Proposed Changes to the Personnel Policy

Manual and Authorize City Manager to set an Effective Date for Implementation.

Motion was made by Councilman Clark to approve the proposed changes to the Personnel Policy Manual and to authorize the City Manager to set an effective date for implementation. Motion was seconded by Councilman Bilyeu. Motion carried unanimously (5-0).

8. Conduct a Public Hearing Regarding a Request From Value Builders for Approval of Alternative Exterior Building Materials and/or Design for the Sanger Circle Duplexes Located on Ashton Drive, Villas Drive and Sanger Circle Drive.

Mayor Muir opened the Public Hearing at 7:22 PM and requested any citizens, proponents or opposition who wished to speak.

Josh Anderson, Representative for Value Builders, was recognized and introduced his father Glen Anderson. Mr. Anderson advised they build in the DFW Metroplex, Waco, Austin, and San Antonio Markets. He presented a packet with each of the plans showing elevations. He advised they build A Class Investment properties/rental units that compete with the A class type apartments. They provide fully fenced fully sodded yards. A three (3) bedroom two (2) bath is a typical unit. They see an opportunity in Sanger because there is very little affordable housing in the area. They have one management company that takes care of all of their property. They have a regular group of investors. He explained the plans and the reasoning for the proposed alternative exterior building materials noting that the proposed alternative building material is a quality durable concrete product.

Mayor Muir solicited any citizens who wished to speak either for or against the request. There being none, the Public Hearing closed at 7:30 PM.

9. Consider, Discuss and Possibly Approve a Request From Value Builders for Approval of Alternative Exterior Building Materials and/or Design for the Sanger Circle Duplexes Located on Ashton Drive, Villas Drive and Sanger Circle Drive.

Mr. Josh Anderson was recognized to answer any questions the Council may have. It was noted that on the one-story homes there was quite a bit of masonry. It was the two story buildings in the area above the first story where they would put the cement siding. Specifically Plan 2736 had the most proposed cement siding above the second story.

Joe Iliff was recognized and noted that the standard is for a duplex or single family home is 100% of the first floor and 50 % of everything else. On the plan 2736 and the 2832 the second floor would be under the 50% requirement. Joe noted they were calculating the whole home percentage not first and second floor. They summarized the materials they use and noted they were very conscious about the long-term viability of the project

A motion was made by Councilman Bilyeu Approving a request for Approval of Alternative Exterior Building Materials and/or Design for the Sanger Circle Duplexes located on Ashton Drive, Villas Drive, and Sanger Circle Drive with the condition that the siding material used is of concrete fiber with a minimum of a 20-year life. Motion was seconded by Councilman Allison, Motion carried unanimously (5-0).

10. Consider, Discuss and Possibly Approve Ordinance #03-07-16 – Requiring a Visible

Electrical Ground for Residential Electric Meter Bases.

Mike Brice was recognized to summarize the item. He presented Councilmembers with a photograph, which visually explains what is being requested. This is a request directly from the Electric Department and is strictly a safety issue. What it does, when they walk up to pull a meter they can look down and see that the meter is grounded before they pull it. Some cities and some electric companies require this and some do not but it really only serves one purpose and that is the safety of the person pulling the meter. If the meter is pulled when it is not grounded, it can literally blow up in their face. There was concern as to how the line would stay clear to be visible to the workers because homeowners cover the lines in various ways. Joe Iliff noted that there is a generic rule to keep all utility access clear that would apply in this case. Councilmembers concurred that safety is important.

A motion was made by Councilman Boutwell approving Ordinance #03-07-16 requiring a visible electrical ground for residential electric meter bases. Motion was seconded by Councilman Bilyeu. Motion carried unanimously (5-0).

11. Consider, Discuss and Possibly Approve Work Authorization No. 3 with HRM Land Acquisition Solutions.

Mike Brice was recognized to summarize the item. He advised that this would authorize HRM to begin work on the necessary acquisition of property and easements for the Cowling Road Lift Station, the outfall lines, the forced mains, and the wastewater treatment plant projects

There was discussion on the proposed route for the forced main, the outfall line from the plant and the plant itself. Mike Brice noted that the route studies are not complete yet.

Mr. Joe Falls was recognized to speak and said he has worked with HRM on the McReynolds Road Project and he has no quarrel with them, that they are very professional people. He said he feels we are putting the cart before the horse and we need to re-evaluate the sewer plant program, and that there should be other options. He noted that all of the sewer plant improvements that have been made in the last 45 years he has been a part of, and the staff and Alan Plummer are excluding him on this project. He stated he is a property owner, he would be at the Public Hearings and things would not go very far until that Public Hearing is conducted. He noted he is researching the wetland option from the people that built the wetland in Dallas; He does not believe we need to spend 2 million to do the proposed project. He reiterated he wants to be included in the project.

Discussion ensued and it was noted that it may take some time to obtain all of the necessary land and right of way in order to start on the projects and HRM needs to get started. Mike Brice advised that we authorized HRM over a year ago to obtain property and right of way for the McReynolds Road project and we are not done yet. With the McReynolds Road project, HRM had approximately 50 parcels to acquire and only had two parcels in the end that had to go through the eminent domain process.

A motion was made by Councilman Bilyeu to approve Work Authorization No. 3 with HRM Land Acquisition Solutions. Motion seconded by Councilman Boutwell. There was brief discussion and it was noted that this approval would allow HRM to gather information and

begin the acquisition process. That everything else has already been approved by Council.
Motion carried unanimously (5-0).

12. INFORMATION ITEMS:

There were no Information Items for discussion.

13. Adjourn.

There being no further business Mayor Muir adjourned the meeting at 8:42 PM.