

MINUTES: CITY COUNCIL MEETING

September 6, 2016

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

ABSENT: Councilman Bill Boutwell

OTHERS

PRESENT: Mike Brice City Manager, Cheryl Price Deputy City Secretary, Alina Ciocan Director of Economic and Community Development, Joe Iliff Planner/Chief Building Official, James Frank Jones, Don Coxsey, Ramon Guerrero

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

Mayor Muir called the meeting to order at 7:02 p.m. Councilman Chick led the Invocation followed by Councilman Clark 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).

James Frank Jones, 3087 Belz Road was recognized and spoke of his neighbor who had not mowed his grass for about a month and a half. The husband asked if he would mow and he asked his wife and she said no. They saw the wife cutting the grass down with a weed eater and his wife felt sorry for her and told him to go ahead and mow. He started to mow it and she started yelling at him to get off of their property that he was trespassing. This upset him so he wanted to know what the requirements are for high grass and weeds. He noted he was annexed into the City.

Ramon Guerrero, 11493 Jennifer Circle was recognized and wanted to know if there was some way he could have a horse on his property for his grand children. He noted he has been on the property since 1996 and his property was annexed into the City in 2000-2001 and the City Services are not there yet. He noted his roads also have potholes. He said he would like to see services come out to his area.

Don Coxsey, 1834 Melinda Myrl was recognized and advised that when it rains the water funnels down the street from the 53 houses in the subdivision to his property. He noted that road has heaved up and the center of the road is an inch above the curb. The curb is an inch above his slab. He is concerned that his property is going to flood. He has been there for eight years and wanted to know if the City could budget to fix the problem and/or possibly address it sometime in the future.

CONSENT AGENDA

**3. a) Approval of Minutes: September 6, 2016 - Work Session
September 6, 2016 - Council Meeting**

b) Disbursements

c) Approve Resolution #R09-07-16 - Authorizing Signatures for Banking Services on Behalf of the City of Sanger, Texas.

4. Consider any Items Removed From Consent Agenda.

A Motion was made by Councilman Allison to approve the full Consent Agenda as presented. Motion was seconded by Councilman Bilyeu. Motion carried unanimously (4-0, Councilman Boutwell absent).

REGULAR AGENDA

- 5. Consider, Discuss and Possibly Approve Ordinance #09-17-16 - Adopting the Budget Providing for the Appropriation of Funds for Operating and Capital Expenditures by Fund for the Fiscal Year Beginning October 1, 2016 and Ending September 30, 2017 and Providing for the Intra and Inter Department Fund Transfers.**

Mayor Muir noted they have conducted several work sessions throughout the summer and have held the required public hearings on the Budget, this item is the final step in approval of the Budget for next year.

A motion was made by Councilman Bilyeu to approve Ordinance #09-17-16 as presented adopting the 2016-17 Fiscal Year Budget beginning October 1, 2016 and ending September 30, 2017. Motion was seconded by Councilman Chick. Motion carried unanimously (4-0, Councilman Boutwell absent).

- 6. Consider, Discuss and Possibly Approve Ordinance #09-18-16 – Levying a Tax Rate for the General Government for the Fiscal Year 2016-2017 at a Rate of \$0.6795 per \$100 Assessed Valuation.**

Mayor Muir advised this item is to approve the tax rate for 2016-2017 which is \$0.6795. It is the same rate as the prior fiscal year's rate. Any increase or decrease in tax amount will be a result of the valuation of the property.

A motion was made by Councilman Bilyeu to approve Ordinance #09-18-16 as presented. Motion seconded by Councilman Chick. Motion carried unanimously (4-0, Councilman Boutwell absent).

- 7. Consider, Discuss and Possibly Approve Ordinance #09-19-16 - Approving the 2016 Tax Roll.**

Mayor Muir noted there was one digit missing in the Tax Roll amount (the "5" at the end) corrected copies have been distributed to the Council.

A motion was made by Councilman Bilyeu to approve Ordinance #09-19-16 approving the 2016 Tax Roll for 2016 as stated in the Ordinance. Motion was seconded by Councilman Chick. Motion carried unanimously (4-0, Councilman Boutwell absent).

Mayor Muir advised that they would move Item No. 9 to this point in the Agenda since there may be more discussion on Item No. 8.

- 9. Consider, Discuss, and Possibly Approve the Minor Plat of the Wallace Addition, 1.0 Acres in the Wm Mason Survey, Located North of Belz Road and West of Metz Road.**

Joe Iloff, City Planner and Chief Building Official was recognized and provided copies of the plat to Councilmembers. He advised that at the time the packets were sent out they had not made all of the revisions that were requested. The revisions have been made and this is the

actual final plat. The Planning and Zoning Commission recommended approval of the plat. This is a one-acre tract on a private road (Seal Lane). He noted that this property is in Denton County and the requirements listed are requirements that Denton County requires on their plat. There was minor discussion on the requirements of Denton County.

A motion was made by Councilman Bilyeu to approve the Minor Plat of the Wallace Addition, 1.0 Acres in the Wm Mason Survey, located North of Belz Road and West of Metz Road. Motion was seconded by Councilman Chick. Motion carried unanimously (4-0, Councilman Boutwell absent).

8. Consider, Discuss, and Possibly Approve Resolution #09-08-16 – Approving and Supporting A Housing Policy Within the City of Sanger, Texas.

Mayor Muir advised that they have had been visiting on this for some time in work sessions to plan for the future growth of the City. What we aspire to is that our mix of properties in town continue to add higher end properties to keep our property tax rate from having to excessively increase in the future and, give us a good mix of property types.

City Manager Brice advised at the last Council Work Session Council directed staff to come back with a recommendation of percentages for the targeted housing mix. The percentages are similar to what has been discussed in the work sessions and have been modified some. The percentages noted in the proposed Resolution can be modified tonight. Council can vote it with whatever modifications are desired. The proposed percentages in the Resolution are:

- Single-family under 1,499 SF 30%
- Single-family 1,500 SF-1,999 SFs 30%
- Single-family 2,000 + SF 25%
- Multi-family 12%
- Mobile Homes 3%

Because of the current plats already approved and proposed, it was noted that we are not going to hit the goals we are looking for anytime in near future, but we still need to set a goal. The purpose of this is that there is some guidance from Council to staff and to Planning and Zoning on when someone brings development to us, what the Council wants to see in development. This will give us a start on talking with the developers on what kind of developments we want for the city. The resolution does give some flexibility for unique products, but at the same time creates some consistency. We are currently seeing a lot of developers who want to build apartments and the question is how many more apartments do we want to absorb in our housing mix.

Discussion ensued between the Mayor and Councilmembers. Councilman Allison advised that he would like to see these percentages reviewed every year at the beginning of budget time and possibly adjust.

City Manager Brice advised that staff could bring the percentages back to revisit every year. He noted the next step is to take this Resolution to the Planning and Zoning Commission and do a work session on it so they understand where the Council is coming from.

Councilman Bilyeu agreed that Councilman Allison had a good idea to review the percentages every year.

A motion was made by Councilman Bilyeu to approve Resolution No. 09-08-16 as proposed.

Motion was seconded by Councilman Chick. Motion carried unanimously (4-0, Councilman Boutwell absent).

10. INFORMATION ITEMS:

a) Financial and Investment Report – July 2016

Mayor Muir noted that Internal funds are mostly in alignment, the enterprise funds look like they are a little below on revenues but also look like they are a little below on expenditures and are kind of holding their own. Even with less electricity in the summer and less water. City Manager Brice noted that utilities have really suffered this year.

11. Adjourn.

There being no further discussion, Mayor Muir adjourned the meeting at 7:56 p.m.