

CITY OF SANGER, TEXAS

MINUTES: REGULAR CITY COUNCIL MEETING

April 1, 2019, 7:00 p.m.

502 Elm Street, Sanger, Texas

COUNCIL MEMBERS PRESENT: Mayor Thomas Muir, Mayor Pro Tem Gary Bilyeu
Councilman Allen Chick, Councilman Bill Boutwell, Councilman Lee Allison.

COUNCIL MEMBERS ABSENT: Councilman David Clark.

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

STAFF MEMBERS PRESENT: City Manager Alina Ciocan, Public Works Director Jim Berman, Director of Development Services Ramie Hammonds, City Planner Muzaib Riaz
City Engineer Tracy LaPiene.

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

Mayor Muir called the Regular City Council Meeting to order on March 18th, 2019 at 7:02 p.m. Mayor Pro Tem Bilyeu gave the Invocation and Councilman Allison 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).

There were no citizens who approached the podium wishing to speak on items not on the agenda.

3. CONSENT AGENDA:

a) Approval of Minutes:

1. City Council Regular Meeting, March 18th, 2019

A motion was made by Councilman Chick to approve the Consent Agenda as presented with one correction to the minutes by Mayor Pro Tem Bilyeu noting that the all of the votes for the motions, with two members absent, should read 3-0 instead of 4-0. The motion was seconded by Councilman Boutwell. The motion carried unanimously with a 4-0 vote. (Councilman Clark absent).

b) Consider Any Items Removed from Consent Agenda.

No items removed.

REGULAR AGENDA

4. Consider, Discuss and Act on the Final Plat of Lots 1-9, Block A, Phase 1; Lots 10-14, Block A, Phase 2, and Lots 1-2, Block B, Phase 2 of CR 200 Estates Addition, Being 21.36 Acres in the ED Bradley Survey, Abstract Number 34 and in the Edward

Survey, Abstract Number 1705, in the Extraterritorial Jurisdiction of the City of Sanger, Denton County and Cook County, Texas, Generally Located South of County Road 200 and Approximately 4950 Feet West of I-35.

Director of Development Services Ramie Hammonds summarized. The applicant is proposing to develop 15 residential lots and 1 commercial lot. The subject property is in the Extraterritorial Jurisdiction (ETJ) of the City of Sanger. Each of the lots is at least 1-acre in area. With the exception of Lot 1, Block B, Phase 2, all lots are partly in Denton County and partly in Cooke County. Water service is being provided by Bolivar Water and Electric is to be provided by CoServ Electric. All of the lots will have septic. The plats have been reviewed by Denton County Planning and Cooke County Environmental Health Department. All Denton County comments have been incorporated into the plat. Cook County did not have any comments for the plat. The applicant has addressed all of the Planning comments as well as applicable Engineering comments from the City of Sanger. The plat meets applicable City of Sanger Subdivision Ordinance requirements. Staff recommends approval.

A motion was made by Councilman Allison to approve the Final Plat of Lots 1-9, Block A, Phase 1; Lots 10-14, Block A, Phase 2, and Lots 1-2, Block B, Phase 2 of CR 200 Estates Addition, Being 21.36 Acres in the ED Bradley Survey, Abstract Number 34 and in the Edward Survey, Abstract Number 1705, in the Extraterritorial Jurisdiction of the City of Sanger, Denton County and Cook County, Texas, Generally Located South of County Road 200 and Approximately 4950 Feet West of I-35. The motion was seconded by Mayor Pro Tem Bilyeu. Motion carried unanimously with a 4-0 vote (Councilman Clark absent).

5. Conduct a Public Hearing on Amending Sanger's Drought Contingency Plan.

Mayor Muir opened the Public Hearing at 7:31 PM. There were no citizens who approached the podium wishing to speak on the public hearing. The public hearing closed at 7:32 PM.

6. Consider, Discuss and Possibly Approve Ordinance No. 04-07-19 amending Sanger's Drought Contingency and Water Conservation Plans.

Public Works Director Jim Berman summarized. This is a process we do every five years in conjunction with Upper Trinity Regional Water District. In the Drought Contingency Plan there were a couple of changes that were made in as far as the requirements in the three-stage process. Stage one would begin at 75% changed from 65%. Stage 2 would begin at 55% changed from 50% and Stage 3 stayed the same at 50%. This plan will take us through 2024. This plan is a work in progress to align the plans throughout the major regional water districts. Aligning the plans will provide less confusion and provide for uniformity among all water districts in the region. It will allow area-wide advertising to get the word out. As Upper Trinity updates their plans, we update ours. This ordinance also approves the Water Conservation Plan and the changes were that Sanger would maintain its water loss to below 15% from 5%. Also, all of the new water rates had to be updated; and the stages were changed from four to three stages. The utility profile has also been updated with new information.

A motion was made by Councilman Boutwell to approve Ordinance No. 04-07-19 amending Sanger's Drought Contingency and Water Conservation Plans. The motion was

seconded by Mayor Pro Tem Bilyeu. The motion carried unanimously with a 4-0 vote Councilman Clark absent.

7. Consider, Discuss and Act on Resolution #04-03-19 – An Interlocal Agreement Between Region 8 Education Service Center and the City of Sanger; and, Authorize the City Manager to Sign Agreement.

Public Works Director Jim Berman summarized. He noted that he has previously discussed the benefits of having interlocal agreements with various entities. He noted that the school district is currently also a member of TIPS. He noted that Pavecon is on the list and there is a pipe bursting company that he has used in the past that is on the list. Councilman Boutwell noted how much time this process saves. Mayor Pro Tem Bilyeu questioned what the checks and balances were on these interlocal agreements. Noting that for purchases under \$50,000 the City Manager would have the authority to sign without bringing it to City Council. It was noted that in-house purchasing procedures would remain the same.

A motion was made by Mayor Pro Tem Bilyeu to approve Resolution #04-03-19 – an Interlocal Agreement between Region 8 Education Service Center and the City of Sanger; and, authorize the City Manager to sign agreement. There was brief discussion called and it was noted that the projects for this interlocal agreement would have to go through TIPS and they have an approval so that they are assured that everything is going through correctly. The motion was seconded by Councilman Boutwell. The motion carried unanimously with a 4-0 vote (Councilman Clark absent).

8. Consider, Discuss and Act on Resolution #4-4-19 Designating May 18, 2019 as the Day of the 2019 Sanger Citywide Garage Sale.

Public Works Director Jim Berman summarized. He noted that in 2015 there was an ordinance designating a Citywide Garage Sale, which was led by the Downtown Association. The Downtown Association no longer exists. There is still considerable interest in this event and the City has taken it over. It was noted for this event there are no fees to have a garage sale.

A motion was made by Mayor Pro Tem Bilyeu to approve Resolution #4-4-19 Designating May 18, 2019 as the Day of the 2019 Sanger Citywide Garage Sale. The motion was seconded by Councilman Allison. The motion carried unanimously with a 4-0 vote (Councilman Clark absent).

9. Consider, Discuss and Possibly Act on Resolution #04-05-19 of the City Council of the City of Sanger Texas, Authorizing the City Manager to Execute a Contract for the Removal of Liquid Sludge from the Wastewater Treatment Plant, Making Findings Exempting Such Contract from the Requirements of Competitive Bidding and Providing an Effective Date.

Public Works Director Jim Berman summarized. It was noted that this has been designated as an emergency. We are in the process of renovating the wastewater treatment plant and part of the process was that Plants 3 and 4 needed to be emptied out to perform the required upgrades. The decision was made several months ago to waste those plants through Plant 1. The process went well for Plant 4 and halfway through Plant 3. It has been determined

that to continue to drain the waste from Plant 3 through Plant 1 would be detrimental to the wastewater treatment plant. It has been recommended that we hire a Waste Disposal Company to come in and haul away the remaining estimated 250,000 gallons of sludge so we can continue on with the project. There was discussion. Mayor Muir asked about the estimated 250,000 gallons and Mr. Berman noted that we are probably below that number. City Manager Alina Ciocan noted that the estimated cost is about \$62,000 and will be paid for through capital improvement project enterprise funds. This is not an expense that was budgeted and we are going to book it as a project expenditure and pay for it with the enterprise funds. There was discussion as to the amount of money the City saved by running what they could through the plant which was an estimated savings of about 70 to 80 thousand dollars. There was additional discussion regarding the emptying of the tank.

A motion was made by Councilman Boutwell to approve Resolution #04-05-19 of the City Council of the City of Sanger Texas, authorizing the City Manager to execute a contract for the removal of liquid sludge from the wastewater treatment plant, making findings exempting such contract from the requirements of competitive bidding and providing an effective date. The motion was seconded by Mayor Pro Tem Bilyeu. The motion carried unanimously with a 4-0 vote (Councilman Clark absent).

10. INFORMATION ITEMS:

a) Monthly Financial Report – February 28, 2019.

b) Capital Projects Recap – March 28, 2019.

There was brief discussion regarding Capital Projects and the status of the wastewater treatment plant. Mayor Muir recognized Jeff Caffey, Alan Plummer noted that the project is progressing and the contractor is anxious to get into Plant 3, that they have been waiting. There was discussion regarding the time it has and would have taken to drain the plants and that it is not as much of a time difference as they are indicating. Mr. Caffey summarized noting they had an original bid item for \$100,000 for unknown items and they have \$55,000 left in that item. After draining Plant 4 that they have identified areas that need painting. They received a cost estimate of about \$29,000 for the painting which will not be processed as a change order as it is included in the bid item for unknown items. They anticipate the same thing when they get into Plant 3. He mentioned one more credit that they owed us in relation to bypass pumping which may be a 10 to 20 thousand credit. It was noted that they have not finished crack repairing, but there have been no more cracks in the basin. That they really did not want to do the repairs during the winter time. There was miscellaneous discussion regarding the cracking and it was noted it was along the construction joints. He noted he could provide a drawing to show where they are and also noted that they have taken several photos and have them documented. Mayor Muir noted that the Council would be interested to see how this issue resolves. Mr. Caffey noted that substantial completion is anticipated for August.

c) Texas Department of Transportation Public Hearing (TxDOT) – RE: Environmental Assessment/Public Hearing on the proposed IH-35 Widening Project. To be held April 4th, 2019 Sanger High School Cafeteria.

Mayor Muir reminded everyone of the abovementioned meeting with TXDOT this Thursday night at Sanger High School regarding the IH-35 expansion through Sanger.

11. 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).

No items.

12. ADJOURN.

There being no further discussion, Mayor Muir adjourned the meeting at 7:47 p.m.