

## **CITY OF SANGER, TEXAS**

### **MINUTES: REGULAR CITY COUNCIL MEETING**

**July 1, 2019, 7:00 p.m.**

**502 Elm Street, Sanger, Texas**

**COUNCIL MEMBERS PRESENT:** Mayor Thomas Muir; Mayor Pro Tem Gary Bilyeu; Councilmember Marissa Barrett; Councilmember Dennis Dillion; Councilmember David Clark.

**COUNCIL MEMBERS ABSENT:** Councilmember Allen Chick.

The Mayor and four (4) Council Members were present constituting a quorum.

**STAFF MEMBERS PRESENT:** City Manager Alina Ciocan; Director of Development Services Ramie Hammonds; City Planner Muzaib Riaz; City Engineer Tracy LaPiene; Fire Chief David Pennington; Cheryl Price, City Secretary, Josh Bishop, Police Department.

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

Mayor Muir Called the meeting to order at 7:03 PM. Councilmember Dillon gave the invocation and Councilmember Clark led the Pledge of Allegiance.

2. **CITIZEN INPUT:**

(Citizens are allowed 3 minutes to speak. The City Council is unable to respond or discuss any issues brought up during this section.)

There were no citizens approaching the podium who wished to speak on items not on the agenda.

3. **CONSENT AGENDA:**

- a. **Approval of Minutes**

1. **City Council Joint Meeting Minutes with 4A Sanger Texas Industrial Development Corporation and the 4B Sanger Texas Development Corporation on June 17, 2019.**
2. **Approval of the City council Work Session Minutes for the June 17, 2019 meeting.**
3. **Approval of the City Council Regular Meeting Minutes for the June 17, 2019 meeting.**

A motion was made by Mayor Pro Tem Bilyeu to approve the Consent Agenda as presented. The motion was seconded by Councilmember Clark. The motion to approve carried unanimously (4-0 Vote, Councilmember Chick Absent).

4. **Consider any items removed from Consent Agenda.**

No Items were moved from the Consent Agenda.

## **REGULAR AGENDA**

- 5. Consider, Discuss and Act on the Minor Plat of Lot 1, Block A of Meadow Green Farm Addition, being approximately 4.367 acres and generally located west of Metz Road and approximately 3000 feet south of the intersection of Lois Road and Metz Road.**

Mayor Muir noted for the record that Councilmember Clark recused himself from the room and the vote because his employer is related to the case. Councilmember Clark left the Council Chambers.

Director of Development Services Ramie Hammonds summarized. The applicant is proposing a one lot 4.15-acre development. There are already two structures (a colonial house and a shed) located on the property. The two structures are legally non-conforming because of encroachments. The house encroaches the build line and the shed encroaches into the new right-of-way for Metz Road. The property is in the City of Sanger's ETJ and the County was made aware of this and had no comments. The Planning and Zoning Commission approved the plat with a 7-0 vote. There was brief discussion regarding the encroachments. It was noted the applicant was present for questions. There were no further questions. A motion was made by Mayor Pro Tem Bilyeu to approve the Minor Plat of Lot 1, Block A of Meadow Green Farm Addition, being approximately 4.367 acres and generally located west of Metz Road and approximately 3000 feet south of the intersection of Lois Road and Metz Road. The motion was seconded by Councilmember Dillon. The motion carried unanimously with a 3-0 vote, Councilmember Clark was recused from the meeting and Councilmember Chick absent).

Councilmember Clark returned to the Council Agenda.

- 6. Consider, discuss and possibly approve and authorize Mayor to execute a Services Contract between the City of Sanger and the Sanger Area Chamber of Commerce for Hotel Occupancy Tax Funds.**

Debbie Reeves, Chamber Administrator was recognized and gave a summary of the budget and identified several things the Chamber is doing to encourage tourism in the City of Sanger. She noted they are currently in the process of publishing a community guide which will list the businesses, restaurants, churches, etc., in the City and events going on in the City and information about the lake, historical and other information. The guide will be put in each one of the hotel rooms in the City and will be available at numerous businesses through out the City. She noted that at the Sellabration this year they are going back to the old school days and having a food competition and having the community bring in their cakes, pies, jellies and jams and have them judged by the Mayor or a City Council person, the Chief of Police and the Fire Chief. They hoped this would increase the community involvement. They are working on increasing the number of downtown events to get more foot traffic downtown. She summarized events they are planning. They provide new welcome packets to businesses and to new residents. She noted that she provided a copy of the Chamber's budget to the Council and that the Directors approved it in January. She introduced the Directors of the Chamber who were present at the meeting. Kelsi Bannahan, Treasurer; Greg Farrow Director; Sue Allison, Director; Nancy McAlister, Director. It was noted that in the Services Contract Section 4, Terms - the dates need to be changed.

A motion was made by Mayor Pro Tem Bilyeu to approve and authorize the Mayor to execute a Services Contract between the City of Sanger and the Sanger Area Chamber of Commerce for Hotel Occupancy Tax Funds noting the modification of the dates in Section 4 Terms be changed to “July 1, 2019 until Jun 30, 2020”. The motion was seconded by Councilmember Barrett. The motion carried unanimously (4-0 Vote – Councilman Chick absent).

7. **Consider, discuss and possibly approve Resolution #07-11-2019 – Appointing one member to the Board of Managers of the Denco Area 9-1-1 District. Nominees are Sue Tejml, Bill Castleman, and David Terre.**

There was brief discussion between Councilmembers regarding the Nominees.

A motion was made by Mayor Pro Tem Bilyeu to approve appointing Sue Tejml to the Board of Managers of the Denco Area 9-1-1 District. The motion was seconded by Councilmember Clark. The motion carried unanimously (4-0 vote – Councilman Chick absent).

8. **Consider, discuss and possibly act on approving Change Order #6 in the amount of \$17,046.40 between the City of Sanger and Felix Construction Company for reconstruction of the Sanger Wastewater Treatment Plan rehabilitation and improvements.**

City Engineer Tracy LaPiene, P.E. summarized. Noting that Jeff Caffey had summarized the items to City Council a few weeks ago. He noted that as they got Plant 4 cleaned out that it had quite a bit of separation on the coating, that it is in an area that had chlorine storage tanks so there was a lot more corrosion, bare spots, and rust spots, so it also needs coating. While the painter is still on-site the cost would be less. There was brief discussion regarding other items on the list in the packets. Mr. LaPiene noted that the painting is for Plant 4 – and the change order also reflects two credits (relocating some piping/plumbing and instead of having a motorized valve they were going with a manual valve). It was noted that overall the project so far is about 1% over which is not bad for the size of the project. It is not part of the City’s operating budget. It was noted that any addition to the contract, since we are at the limit, would go before Council for approval. It was noted that there are more change orders coming. There was brief discussion regarding substantial completion, and regarding the cracks in the holding tank - what is going to be done. Mayor Muir advised that City Engineer, Tracy LaPiene inspect the holding tank and, if he, as our City Engineer feels we may need to get an independent opinion regarding the issue because of the size of the project that it may be something that the Council would consider. This would need to be done before the City signs off, before the warranty period. Mr. LaPiene noted he would look into it further and touch base with the City Manager and get back to Council on it.

A motion was made by Mayor Pro Tem Bilyeu to approve Change Order #6 in the amount of \$17,046.40 between the City of Sanger and Felix Construction Company for reconstruction of the Sanger Wastewater Treatment Plan rehabilitation and improvements. The motion was seconded by Councilmember Dillon. The motion carried unanimously (4-0 vote - Councilmember Chick absent).

9. **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).*

– Looking at FM 455 frontage overlay zoning as a workshop prior to the Comprehensive Plan.

5. **ADJOURN.**

There being no further business, Mayor Muir adjourned the Regular City Council Meeting at 7:54 PM.