

CITY OF SANGER, TEXAS

MINUTES: REGULAR CITY COUNCIL MEETING

August 7, 2017, 7:00 p.m.

502 Elm Street, Sanger, Texas

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

COUNCIL MEMBERS ABSENT: None

The Mayor and All Council Members Were Present Constituting a Quorum.

STAFF MEMBERS PRESENT: Mike Brice City Manager, Cheryl Price City Secretary, Alina Ciocan Director of Economic and Development Services

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

The Regular City Council Meeting was called to order by Mayor Muir at 7:09 pm. The Invocation was given by Councilman Chick, and The Pledge of Allegiance was led by Councilman Clark.

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. He noted that on his property taxes that when he turned 65 his school taxes were frozen. In said that in Denton and a lot of other cities across the country when you turn 65 they freeze the taxes. He asked if there was any reason that the City of Sanger does not freeze the taxes for residents over 65? He noted he thought the city should do something about it and he did not feel it was right. Mayor Muir advised that the City Council can not comment but would take his comments under advisement, but cannot comment on items that are not on the agenda and thanked him for his input.

3. CONSENT AGENDA:

a) Approval of Minutes

(1) City Council Work Session Minutes – July 17, 2017

(2) City Council Meeting July 17, 2017

b) Disbursements

a) Approve A Proclamation in Support of the Leukemia and Lymphoma Society Proclaiming the Month of September 2017 as Blood Cancer Awareness Month in the City of Sanger.

There were a few questions regarding some of the disbursement items. A Motion was made by Councilman Bilyeu to Approve the Consent Agenda as presented. Motion was seconded by Councilman Boutwell. Motion to Approve carried unanimously (5-0).

Consider any Items Removed from Consent Agenda.

No Items were removed from Consent Agenda.

REGULAR AGENDA

4. Consider, Discuss and Possibly Approve Engaging Brooks Watson & Company (Certified Public Accountants) for Audit Services and Authorize City Manager and Mayor to Sign Acknowledgment and Agreement as Submitted.

City Manager Brice noted that we have used this company for the last three years and they have done a good job. This is a three-year contract and they are proposing a 2% increase per year for the next three years. They do an excellent job and are fairly inexpensive compared to some of the other firms we have used. Another advantage is that one of their principals is onsite during the audit so if there are any questions the person making the ultimate decision is in the building, which makes a difference. Councilman Boutwell noted that by law we have to have the audits done and that they are used for various reasons such as credit ratings. City Manager Brice noted that the reports are used by the banks that we do business with, they are used by rating agencies and investors who may be considering buying municipal bonds. Mayor Muir noted that it gives the Citizenry a certain amount of expected credibility with the numbers having an independent firm looking over them.

A Motion was made by Councilman Bilyeu to Approve Engaging Brooks Watson & Company (Certified Public Accountants) for Audit Services and Authorize City Manager and Mayor to Sign Acknowledgment and Agreement as Submitted. Motion was seconded by Councilman Boutwell. Motion carried unanimously (5-0).

5. Consider, Discuss and Possibly Approve Recommendation of Award of Bid to Fryer Construction Company for the Cowling Road Nitrification Improvements in the Amount of \$247,000; And, Subject to Execution of Change Order No. 1 in the Amount of (-\$122,000) Reducing the Contract Price to \$125,000.

City Manager Brice summarized noting that when Fryer bid this we had two methods on the bid (the baffle system and the mixing system) and only one is necessary so we chose the mixing system. We chose to go with the mixing system which reduces the price by \$122,000 and makes the contract price \$125,000. This is something that the City has to do because it is a requirement from TCEQ.

A Motion was made by Councilman Allison to Award of Bid to Fryer Construction Company for the Cowling Road Nitrification Improvements in the Amount of \$247,000; And, Subject to Execution of Change Order No. 1 in the Amount of (-\$122,000) Reducing the Contract Price to \$125,000. Discussion was called by Councilman Clark wanted clarification noting that we were reducing the chloramines and going to straight chlorine. City Manager Brice noted that he is correct and it would get us out of a good portion of the testing; and, if we stayed with chloramines we would have to go back and retrofit all of the rest of our system to do chloramines which we feed at every well, it would be expensive. The Motion was seconded by

Councilman Bilyeu. Motion carried unanimously (5-0).

6. Conduct a Public Hearing Regarding a Replat of the Regal Meadows Addition, Being 7.88 Acres of Land, Generally Located on the East Side of Marion Road Approximately 400 Feet South of Lois Road.

Alina Ciocan Economic and Development Director gave a brief summary. This property is located in the ETJ and the applicants are proposing to create two lots of record into a from a single lot for residential purposes. This item was scheduled for the July Planning and Zoning, but, they did not have a quorum, so it is now before the Council for consideration. It was sent to Denton County for courtesy review and they had some minor considerations which were implemented. It meets our subdivision regulations and staff is recommending approval.

Mayor Muir Opened the Public Hearing 7:25 pm and solicited any persons who wished to speak. There being no one approaching the podium who wished to speak, Mayor Muir closed the Public Hearing at 7:26 pm.

7. Consider, Discuss, and Act on a Replat of the Regal Meadows Addition, Being 7.88 Acres of Land, Generally Located on the East Side of Marion Road Approximately 400 Feet South of Lois Road.

Mayor Muir noted that staff has reviewed the plan it meets our Subdivision Ordinance.

A Motion was made by Councilman Bilyeu to Approve the Replat of the Regal Meadows Addition, Being a 7.88 Acres of Land, Generally Located on the East Side of Marion Road Approximately 400 Feet South of Lois Road. The Motion was seconded by Councilman Boutwell. Discussion was called. Councilman Allison asked why the 180-foot building setback? Director of Economic and Development Services Ciocan advised she had the same question and noted it is in the letter of intent, that the current owner of the property only wants the future home buyers to build in a certain spot on the land. It is in Lake Ray Roberts Zoning and they looked into it and did not have a problem with it. Motion carried unanimously (5-0).

8. Conduct a Public Hearing Regarding the Final Plat of the Sanger Estates, Being 49.51 Acres of Land in the Reuben Bebee Survey, Abstract No. 29, Generally Located on the East Side of Marion Road Approximately 2,500 Feet North of FM 455.

Alina Ciocan Economic and Development Director gave a brief summary. She noted the Council is familiar with this property. The preliminary plat was approved back in February. This is for Sanger Estates Subdivision which is 42 one (1) acre lots. The property is zoned SF-1. Matt Haskin, Engineer with Homeyer Engineering is here to representing the Applicant and can answer any questions.

Mayor Muir Opened the Public Hearing 7:28 pm and solicited any persons who wished to speak. There being no one approaching the podium who wished to speak, Mayor Muir closed the Public Hearing at 7:29 pm.

9. Consider, Discuss, and Act on the Final Plat of the Sanger Estates, Being 49.51 Acres of Land in the Reuben Bebee Survey, Abstract No. 29, Generally Located on the East Side of Marion Road Approximately 2,500 Feet North of FM 455.

Mayor Muir asked if the applicant had any information they wanted to share. Matt Haskin, Engineer with Homeyer Engineering said that he felt it was pretty straight forward.

Councilman Allison noted that Bolivar Water Supply has a dedicated easement and it was under construction now, he asked where the franchise utilities would go? Mr. Haskins advised that they would go within the same general area of the current easements. City Manager Brice noted that they could put the franchise utilities in the city right-of-way because they have franchise agreements with the City. Councilman Boutwell noted concern regarding only one ingress/egress into the subdivision and it was noted that there was an emergency exit Fire Access Easement (F.A.E) between Lots 4 and 5. Sue Allison was recognized from the Audience and asked if anything was going to be done about the drainage there that there was a huge amount of water where the roads are going to be? Mr. Haskins noted that they have not put all of the culverts in yet, when they do, the ponding on the roads will all disappear. Councilman Bilyeu asked if there were any changes from Preliminary to Final Plat? Mr. Haskins stated that the only change is staff asked that they move the 15-foot utility Easement for the Water line that was between lots 19 and 20 and put the complete easement on Lot 20. They were asked by the City to bring up the future waterline from the Parkbrook Subdivision for a Fire Hydrant. The Fire Marshal wanted a Fire Hydrant in the Subdivision. Upon questioning by Councilman Bilyeu it was noted that Bolivar could not supply the fire hydrant. City Manager Brice noted that is why the city wants to put a hydrant in. The developer is putting in the line that connects the hydrant from Parkbrook. The city will not have any utilities in the subdivision. It will also help the City's insurance rating. Councilman Bilyeu noted he was concerned that Bolivar could not supply for fire suppression and that the water rights should be the city's if they can not completely supply the subdivision. It was noted that this was a trade off for Parkbrook and the CCN's were traded. The developer made the agreement that Sanger Estates stay in Bolivar Water CCN and the City of Sanger would get 180 homes in the rest of Sanger Circle and 155 townhomes, and all of Parkbrook added to the City's CCN. It was noted the City's water goes up to where the end of Sanger Circle Phase 6 is going to be. Councilman Bilyeu noted that this is the first time in the 20 years of him being on Boards and Commissions that he has heard of letting a CCN area go and was concerned about getting water around it in the future. It was noted it could be done.

A Motion was made by Councilman Allison to approve the Final Plat of the Sanger Estates, Being 49.51 Acres of Land in the Reuben Bebee Survey, Abstract No. 29, Generally Located on the East Side of Marion Road Approximately 2,500 Feet North of FM 455. Motion was seconded by Councilman Bilyeu. Motion carried unanimously (5-0).

10. Discuss Tax Rate, Take Record Vote on Tax Rate and Schedule Two Public Hearings on Tax Rate and Approve Resolution R#08-06-17 – Establishing Date, Time and Place for Public Hearings on Budget and Tax Rate.

City Manager Brice summarized noting as was discussed in the Work Session, our current tax rate is \$0.679500 per \$100 the rollback rate is \$0.679100 which is slightly less. Staff is recommending that Council adopt the rollback rate at \$0.679100 per \$100. It was noted the Public Hearings would be on Monday, August 21st, 2017 at 7:00 pm and on Tuesday (Monday is a Holiday), September 5th, 2017 at 7:00 pm.

A motion was made by Councilman Bilyeu to Approve and take a Record Vote on the Tax Rate of \$0.679100 and Approve Resolution R#08-06-17 – Establishing Date, Time and Place for the Public Hearings on Budget and Tax Rate. Motion was seconded by Councilman Clark.

Record Vote taken and recorded by City Secretary Price below:

VOTED IN FAVOR	VOTED AGAINST
Councilman Chick Councilman Bilyeu Councilman Clark Councilman Allison Councilman Boutwell	None

The Motion carried unanimously (5-0).

11. Consider, Discuss, and Possibly Approve A New Official Logo For The City of Sanger.

City Manager Brice advised that we have had the logo we use now for quite some time. It is time for a change; to modernize it and make it look a bit more professional. We had a consultant help us with it. She has been actually working on some other work for us and has done the logo for free. This logo is easier to reproduce and is only two color so it is less expensive to print. This will be a standardized logo, except for Parks who recently updated their logo. Below is the new logo as presented.



A Motion was made by Councilman Boutwell to Approve A New Official Logo For The City of Sanger as presented. Motion was seconded by Councilman Allison. Motion to approve carried unanimously (5-0).

12. INFORMATION ITEMS

a) Financial Report for June 2017

No discussion on the Financial Report.

Councilman Allison noted he would like to have staff look up some information on fire pressure and ETJ that Councilman Bilyeu brought up. He noted he once worked for Johnson County Rural Water Supply Corporation. The Neighboring City (Burleson) had a requirement that they (Johnson County) had to provide the fire pressure to meet the city standards, pressures etc. and they were able to enforce it. Johnson County was obligated to up the pressures in that part of the system. Burleson did that thinking they could force Johnson County to sell out. What Johnson County did was work with those developers and required them to put in a booster station for the fire flows and got the flows up. We may want to look into the possibility of requiring the fire flows in our ETJ and therefore that developer would have to work with Bolivar to up their system. Johnson County was even able to charge differential rates to the people that got the fire flow because they had a differential in the level of service. Councilman Bilyeu noted he thought that was a good idea. Mayor Muir noted staff needs to take that under advisement, that it is not an Agenda Item and can not be discussed at this time.

13. ADJOURN

There being no further items Mayor Muir adjourned the meeting at 8:00 p.m.