

**MINUTES: CITY COUNCIL MEETING
August 1, 2016**

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

ABSENT: Councilman Lee Allison

OTHERS

PRESENT: Mike Brice City Manager, Tami Taber City Secretary, Joe Iliff Planner, Alina Ciocan Economic Development Director, Ruby Davis, Betty Jordan, Peggy Haskins, Georgia Royal, Marcia Jackson, Gail Paramore, David Ledhe, Patty Falls, Peter Eberle, Donny Mack and Carolyn Cashen

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

Mayor Muir called the meeting to order at 7:05 p.m. Councilman Bilyeu 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).

Georgia Royal, 203 Willow, was concerned about the sewer plant smell and wanted to know what is causing it now.

City Manager explained that there were some aeration basin issues and it has been repaired and it will be back to normal soon.

Brief discussion on rehabbing the current sewer plant versus building a new one.

Patty Falls, 4489 McReynolds, stated that the City will not be taking property from her.

Peggy Haskins, 305 Willow, stated that clean out pipes have been left standing above the ground in her yard and driveway.

CONSENT AGENDA

- 3. a) Approval of Minutes: July 18, 2016 - Work Session
July 18, 2016 - Council Meeting
b) Disbursements**

Councilman Boutwell made a motion to approve. Seconded by Councilman Chick. Councilman Bilyeu abstained since he was absent at the last meeting. Motion carried 3-0.

4. Consider any Items Removed From Consent Agenda.

REGULAR AGENDA

- 5. Consider, Discuss and Possibly Approve Resolution #R08-05-16 - Determining the Necessity for the Acquisition for Public Purposes to Acquire Property Described in Exhibit "A" and Authorizing the City Attorney to File Proceedings in Eminent Domain.**

City Manager explained that this is additional property needed to expand the sewer plant.

Brief discussion and questions from the audience to the Council.

Councilman Bilyeu made a motion to approve. Seconded by Councilman Boutwell.

Councilman Clark and Councilman Chick voted against. Motion carried 3-2 with Mayor Muir voting for, breaking the tie.

- 6. Consider, Discuss and Possibly Approve Amending the Contract With Alan Plummer Associates, Inc. for Waste Water Treatment Plant Expansion and Improvements.**

Councilman Chick made a motion to approve the total amount of \$63,615.00. Seconded by Councilman Bilyeu. Motion carried unanimously.

- 7. Discuss Tax Rate, Take Record Vote on Tax Rate and Schedule Two Public Hearings on Tax Rate and Approve Resolution #R08-06-16 - Establishing Date, Time, and Place for Public Hearings on Budget and Tax Rate.**

City Manager advised that the tax rate would stay the same at the rate of \$0.6795 per \$100.

Councilman Bilyeu made a motion to leave current rate unchanged. Seconded by Councilman Chick. Motion carried unanimously.

Voted in Favor:

**Councilman Boutwell
Councilman Clark
Councilman Bilyeu
Councilman Chick**

Voted Against:

None

Absent:

Councilman Allison

- 8. Consider, Discuss and Possibly Approve Ordinance #08-15-16 - Setting the Amount for Road Impact Fees.**

David Ledhe, of the Dallas Builders Association spoke about wanting the Council to consider new home development, how it will negatively impact sales and price increases to seniors and retirees. He requested that the fee not exceed \$1,000.00 per home.

Peter Eberle, CEO of Empire Countertops in Pilot Point said that if the impact fee was \$1,500, it would take a homeowner 4.67 weeks to pay off in a 30 year mortgage and 6.22 weeks to pay off if the impact fee was \$2,000.00

Donny Mack, of Beaver Builders said due to the market in Sanger, any increase in cost makes it harder to sell and appraisals aren't appraising out.

Carolyn Cashen, of Ultra Homes in Aubrey stated that the cost of construction is rising and there are new energy codes which also makes it cost more. She would appreciate if the Council kept the impact fee low and didn't start immediately.

City Manager advised that if the land is already platted and the builder comes in for a building permit, they have a twelve month grace period.

Councilman Chick made a motion to approve \$1,500 per residential unit. Seconded by Councilman Bilyeu. Motion carried unanimously.

9. INFORMATION ITEMS:

None.

10. Adjourn

Mayor Muir adjourned the meeting at 8:30 p.m.