

CITY COUNCIL

MEETING MINUTES

AUGUST 01, 2022, 6:00 PM

CITY COUNCIL REGULAR MEETING

HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS



CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the work session to order at 6:01 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Finance Director Clayton Gray, Parks & Recreation Superintendent Ryan Nolting, Director of Human Resources and Special Projects Jeriana Staton, Director of Economic Development Shani Bradshaw, Marketing and Civic Engagement Director Donna Green, and Chief of Police Waylan Rhodes.

DISCUSSION ITEMS

1. Presentation and discussion regarding Human Resources and the Compensation Plan.

Director Staton provided a handout presentation with an overview of the proposed pay plan, including step plans for the Fire and Police departments.

Discussion ensued regarding the top performance pay, staying competitive with surrounding communities, how the pay bands were calculated, the proposed TMRS contribution, step plans providing for career paths and succession planning, and the total compensation cost as proposed in the 2022-2023 Fiscal Year budget.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

No discussion.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 6:56 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:08 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Finance Director Clayton Gray, Parks & Recreation Superintendent Ryan Nolting, Jeriana Staton Director of Human Resources and Special Projects, Director of Economic Development Shani Bradshaw, Marketing and Civic Engagement Director Donna Green, Chief of Police Waylan Rhodes, Fire Chief David Pennington, Electric Superintendent Mike Prater, and Director of Public Works Jim Bolz.

INVOCATION AND PLEDGE

Councilmember Chick gave the invocation, the Pledge of Allegiance was led by Councilmember Gann.

CITIZENS COMMENTS

No one addressed the Council.

REPORTS

2. Presentation and overview of Marketing & Civic Engagement.

Director Green provided a presentation and overview of the department, including goals and future events.

Discussion ensued regarding citizen responses to the Sanger Sentinel Magazine and Freedom Fest celebration event.

CONSENT AGENDA

3. Consideration and possible action on the minutes from the July 18, 2022, meeting.

Motion to approve made by Councilmember Chick, Seconded by Councilmember Dillon to approve the minutes with a revision made to page 2 as discussed.

Voting Yea: Councilmember Barrett, Councilmember Bilyeu, and Councilmember Gann. Motion passed unanimously.

PUBLIC HEARING ITEMS

4. Conduct a Public Hearing on Ordinance No. 08-17-22 regarding a zoning change from A (Agricultural District) to B-2 (Business District 2) for approximately 10.41 acres of land, described as A1241A TIERWESTER, TR 46, generally located on the west side of I-35 approximately 665 feet south of Belz Rd.

Mayor Muir opened the public hearing at 7:33 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 7:34 p.m.

5. Conduct a Public Hearing on a Replat of Lots 1R1-1R2, Block B of Kirkland Street Addition Phase II, being 0.373 acres, located in the City of Sanger, and generally located on the north east corner of Kirkland Street and Railroad Avenue.

Mayor Muir opened the public hearing at 7:35 p.m.

Director Hammonds provided an overview of the item stating this would be two Single Family residential lots.

Mayor Muir closed the public hearing at 7:36 p.m.

ACTION ITEMS

6. Consideration and possible action on Ordinance No. 08-17-22 regarding a zoning change from A (Agricultural District) to B-2 (Business District 2) for approximately 10.41 acres of land, described as A1241A TIERWESTER, TR 46, generally located on the west side of I-35 approximately 665 feet south of Belz Rd.

Director Hammonds provided an overview of the item, stating that the Planning and Zoning Commission recommended approval.

Discussion ensued regarding the zoning of the surrounding properties.

Motion to approve made by Councilmember Bilyeu, Seconded by Councilmember Gann. Voting Yea: Councilmember Barrett, Councilmember Chick, and Councilmember Gann. Motion passed unanimously.

7. Consideration and possible action on a Replat of Lots 1R1-1R2, Block B of Kirkland Street Addition Phase II, being 0.373 acres, located in the City of Sanger, and generally located on the north east corner of Kirkland Street and Railroad Avenue.

Director Hammonds provided an overview of the item stating the replat met regulations, the property is currently zoned SF-10, and property access.

Motion to approve made by Councilmember Chick, Seconded by Councilmember Gann. Voting Yea: Councilmember Barrett, Councilmember Bilyeu, and Councilmember Dillon. Motion passed unanimously.

8. Consideration and possible action on a Preliminary Plat of Lots 1-30, Block A of Lonesome Dove Addition, being 55.5 acres, located in the City of Sanger's ETJ, and generally located on the south west corner of Metz Road and Hoehn Road.

Director Hammonds provided an overview of the item stating the developer is requesting variances to the road/block length, open ditches, and the size of the cul-de-sac.

Keith Smith, Land & Roots, addressed Council questions regarding the proposed residential development.

Motion to approve made by Councilmember Barrett, Seconded by Councilmember Dillon.

Voting Yea: Councilmember Bilyeu, and Councilmember Gann.

Voting Nay: Councilmember Chick.

Motion passed 4-1-0.

9. Consideration and possible action on Ordinance No. 08-20-22 creating a construction work zone and temporarily reducing the rate of speed to 45 miles per hour for vehicles Farm to Market Highway 455, within the corporate limits of the City of Sanger, as set out in this ordinance; and, temporarily amending Chapter 12 Traffic and Vehicles, Article 12.500 Speed Limits, Section 12.505 Special Speed Zones, concurring with the Texas Department of Transportation to reduce the speed limit in two construction zones.

Director Hammonds provided an overview of the item stating that TxDOT made the request to lower the speed limit in the construction zone.

Discussion ensued regarding the responsibility and placement of signage.

Motion to approve made by Councilmember Chick, Seconded by Councilmember Bilyeu. Voting Yea: Councilmember Barrett, Councilmember Dillon, and Councilmember Gann. Motion passed unanimously.

10. Consideration and possible action on Change Order No. 6 in the amount of \$20,348.00 with Quality Excavation, LLC for the FM 455 Project for the installation of a new 6" sewer main and services for 1600 & 1604 West Chapman Road to replace and relocate the existing 4" sewer line; and, authorize the City Manager to execute said Change Order No. 6.

Assistant City Manager Ciocan provided an overview of the item stating the necessity to relocate and upsize the sewer line.

Motion to approve made by Councilmember Barrett, Seconded by Councilmember Gann. Voting Yea: Councilmember Bilyeu, Councilmember Chick, and Councilmember Dillon. Motion passed unanimously.

INFORMATIONAL ITEMS

11. Financial Statement - May 2022
12. Financial Statement - June 2022
13. Disbursement Report - June 2022
14. CIP Report - July 20, 2022

EXECUTIVE SESSION

Pursuant to the Open Meetings Act, Chapter 551, the City Council Will Meet in a Closed Executive Session in Accordance with the Texas Government Code:

Section 551.072. DELIBERATION REGARDING REAL PROPERTY

Deliberate and discuss the purchase, lease or value of real property when deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person, specifically, Green Tree Farm, L.C., a Texas Limited Liability Company, and those individuals with ownership interests in Green Tree Farm, L.C. as follows: Byron Neil Harris, John Carlton Harris, Karen Lynn Harris, Mary Margaret Harris, Leann Harris Solomon, Martha Gravely Carter, Carol Carter Utkov, Gary S. Utkov, Mollie Carter Newman, William Marion Newman, and any appropriate action.

Section 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS. This chapter does not require a governmental body to conduct an open meeting:

Deliberate and discuss commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect to wit: the proposed Riley Ranch Development, and any appropriate action.

Council convened into executive session at 8:05 p.m.

RECONVENE INTO REGULAR SESSION

Council reconvened into open session at 9:12 p.m.

Motion made by Councilmember Bilyeu, Seconded by Councilmember Barrett to amend the agreement with Green Tree Farm, L.C., as discussed during executive session.
Voting Yea: Councilmember Chick, Councilmember Dillon, and Councilmember Gann.
Motion passed unanimously

FUTURE AGENDA ITEMS

None.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 9:13 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary