

CITY COUNCIL

MEETING MINUTES

JULY 17, 2023, 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 6:00 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 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 4 Allen Chick

STAFF MEMBERS PRESENT:

City Manager John Noblitt, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Finance Director Clayton Gray, Director of Development Services Ramie Hammonds, Director of Public Works Jim Bolz, Marketing and Civic Engagement Director Donna Green, Parks & Recreation Superintendent Ryan Nolting, Director of Human Resources and Special Projects Jeriana Staton, and Director of Economic Development Shani Bradshaw.

DISCUSSION ITEMS

1. Presentation and discussion regarding the City of Sanger's 2023-2024 Annual Budget.

Director Gray provided a presentation and overview of the proposed budget.

Discussion ensued regarding the Utility Fund and forthcoming rate study, contingencies for emergency repairs, Internal Revenue Fund, utilization and allocation of the Internal Service Fund dollars, and Capital Projects.

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 6:59 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:07 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 5	Victor Gann

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City Manager John Noblitt, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Finance Director Clayton Gray, Director of Development Services Ramie Hammonds, Director of Public Works Jim Bolz, Marketing and Civic Engagement Director Donna Green, Parks & Recreation Superintendent Ryan Nolting, Director of Human Resources and Special Projects Jeriana Staton, Director of Economic Development Shani Bradshaw, Interim Electric Director Ronnie Grace, and Interim Police Chief Tyson Cheek.

INVOCATION AND PLEDGE

Councilmember Dillon gave the Invocation. The Pledge of Allegiance was led by Councilmember Gann.

CITIZENS COMMENTS

Joe Falls, 4489 McReynolds, spoke regarding the proposed bond issuance.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

2. Oath of Office and Pinning of Interim Police Chief Tyson Cheek.

City Secretary Edwards performed the Oath of Office for Interim Police Chief Cheek.

REPORTS

2. Sanger Area Chamber of Commerce update.

Chamber President Amanda Gibson provided a presentation and overview of the Chamber's events.

Discussion ensued regarding providing additional opportunities for businesses to succeed, membership, conducting the Christmas Parade, and requesting an increase of the HOT funds for the costs of the events.

3. Update on the City of Sanger Trash-off event on October 7, 2023.

Director Nolting provided an overview of the upcoming event at Railroad Park and adding the disposal of household hazardous waste to the event.

CONSENT AGENDA

5. Consideration and possible action on the minutes from the July 3, 2023, meeting.
6. Consideration and possible action on change order No. 5 in the amount of \$12,071.75 for Primoris Distribution Services regarding the FM 455 Project and authorizing the City Manager to execute said change order.

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

Voting Yea: Councilmember Bilyeu and Councilmember Gann.

Motion passed unanimously

PUBLIC HEARING ITEMS

7. Conduct a public hearing on a request for a variance from Chapter 3 Building Regulations – Article 3.1407.b.1.D to allow a pole sign to be installed in the 1600 block of W. Chapman Dr., and from Article 3.1407.b.1.A for a maximum height of 20 feet and allow for a height of 30 feet and the maximum square footage of 80 feet per side and allow for the maximum square footage of 100 feet per side. The proposed sign will be located at 1604 W. Chapman.

Mayor Muir opened the public hearing at 7:39 p.m.

Director Hammonds provided an overview of the request for AutoZone.

Mayor Muir closed the public hearing at 7:41 p.m.

ACTION ITEMS

8. Consideration and possible action on a request for a variance from Chapter 3 Building Regulations – Article 3.1407.b.1.D to allow a pole sign to be installed in the 1600 block of W. Chapman Dr., and from Article 3.1407.b.1.A for a maximum height of 20 feet and allow for a height of 30 feet and the maximum square footage of 80 feet per side and allow for the maximum square footage of 100 feet per side. The proposed sign will be located at 1604 W. Chapman.

Director Hammonds stated sixteen notices were mailed with no responses received.

Discussion ensued regarding pole signage East of IH-35, the height, and standards in the proposed ordinance amendments.

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

Voting Yea: Councilmember Dillon

Voting Nay: Councilmember Bilyeu

Motion passed 3-1-0.

9. Consideration and possible action on a real estate sales contract on 400 square feet of easement for an underground drainage pipe from the property described as IESI Industrial Park Lot 1 owned by the City of Sanger and generally located on the north side of Utility Road approximately 1852 feet from the intersection of N. Stemmons and Utility Road, and authorize the Mayor to execute said contract.

Director Hammonds provided an overview of the item.

Discussion ensued regarding the location of the easement and the location of the city's infrastructure.

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

Voting Yea: Councilmember Barrett and Councilmember Gann.

Motion passed unanimously.

10. Consideration and possible action on a request for the Replat of Lot 2, of the IESI Industrial Park, being 2.993 acres located within the City of Sanger, and generally located along the north side of Utility Road approximately 1464 feet east of the intersection of North Stemmons Frwy and Utility Road.

Director Hammonds provided an overview of the item.

Discussion ensued regarding the easement being issued by a separate instrument.

Motion to approve made by Councilmember Bilyeu, Seconded by Councilmember Gann.

Voting Yea: Councilmember Barrett and Councilmember Dillon.

Motion passed unanimously.

11. Consideration and possible action of Ordinance 07-13-23, authorizing and ordering the issuance of City of Sanger Texas Certificates of Obligation, Series 2023B; prescribing the terms and form thereof; providing for the payment of the principal thereof and interest thereon; awarding the sale thereof and making other provisions regarding such certificates, including use of the proceeds thereof; and matters incident thereto.

Director Gray introduced Mr. Christensen.

Ted Christensen, President Government Capital Securities Corporation, stated that the Texas Attorney General's Office requested additional details regarding the Certificates of Obligation.

Council will conduct a Special Meeting on July 24, 2023, at 5:30 p.m. to discuss and take possible action for both **Items 11 and 12** of the agenda.

No Action Taken.

12. Consideration and possible action of Ordinance 07-14-23, authorizing and ordering the issuance of City of Sanger Texas Certificates of Obligation, Taxable Series 2023C; prescribing the terms and form thereof; providing for the payment of the principal thereof and interest thereon; awarding the sale thereof; and making other provisions regarding such certificates, including use of the proceeds thereof; and matters incident thereto.

See Item 11.

No Action Taken.

13. Consideration and possible action on selecting conceptual graphic design elements for the IH-35 corridor.

Assistant City Manager Ciocan provided an overview of the item.

The Kimley-Horn team provided a presentation and overview of the proposed designs for the IH-35 overpass and the sound wall.

Discussion ensued regarding the location of the sound wall, making minor adjustments to the proposed design regarding the location of the logo and placement of the train.

Motion to approve sound wall design B.2 Center with minor design adjustments made by Councilmember Bilyeu, Seconded by Councilmember Barrett.

Voting Yea: Councilmember Dillon and Councilmember Gann.

Motion passed unanimously.

14. Consideration and possible action on Resolution 2023-12 to ratify approval of a contract for the emergency repair of water well No. 8; making findings of an emergency exempting the contract from the requirements of competitive bidding under Chapter 252 of the Texas Local Government Code; and authorize City Manager to execute said contract.

Director Bolz provided an overview and the necessity of the repair.

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

Voting Yea: Councilmember Barrett and Councilmember Gann.

Motion passed unanimously.

15. Consideration and possible action on authorizing staff to issue an RFP for relocating the electric utilities associated with the IH-35 expansion project.

Interim Director Grace provided an overview of the item.

Discussion ensued regarding any proposed addendums as necessary per TxDOT advisement.

Motion to approve, including any necessary addendums from TxDOT made by Councilmember Barrett, Seconded by Councilmember Bilyeu.

Voting Yea: Councilmember Dillon and Councilmember Gann.

Motion passed unanimously.

FUTURE AGENDA ITEMS

No additional discussion.

INFORMATIONAL ITEMS

16. Atmos - Update Corporation's Conservation and Energy Efficiency Tariff 06-26-2023

17. Atmos - Rider GCR Filing Docket No. 10170 06-23-2023

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 8:41 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary