

CITY COUNCIL

MEETING MINUTES

AUGUST 07, 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 6:01 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, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Finance Director Clayton Gray, Marketing and Civic Engagement Director Donna Green, and Director of Human Resources and Special Projects Jeriana Staton.

DISCUSSION ITEMS

1. Presentation of Utility Rate Study.

Director Gray introduced Chris Ekrut, NewGen Strategies & Solutions, who provided a presentation and overview of the Utility Rate Study.

Discussion ensued regarding phasing in increases for Water and Electric, a one-time increase for Sewer, the 5 year Capital Projects Plan, future power agreement, variable costs of electric power, spreading out the Electric increases, and use of Fund Balance monies.

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 6:51 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:01 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, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Finance Director Clayton Gray, Director of Development Services Ramie Hammonds, Marketing and Civic Engagement Director Donna Green, Director of Human Resources and Special Projects Jeriana Staton, and Interim Police Chief Tyson Cheek.

INVOCATION AND PLEDGE

Councilmember Bilyeu gave the Invocation. The Pledge of Allegiance was led by Councilmember Barrett.

CITIZENS COMMENTS

No one addressed the Council.

CONSENT AGENDA

2. Consideration and possible action on the minutes from the July 17, 2023, meeting.
3. Consideration and possible action on the minutes from the July 24, 2023, meeting.

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

ACTION ITEMS

4. Consideration and possible action on a Preliminary Plat of Lot 1, Block A of the Glenn Polk Addition, being 9.936 acres, located in the City of Sanger, and generally located on the west side of I-35 approximately 670 feet south of Belz Road.

Director Hammonds provided an overview of the item stating the applicant will build a new center at the location.

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

Voting Yea: Councilmember Chick, Councilmember Dillon, and Councilmember Gann.
Motion passed unanimously.

5. Consideration and possible action on a Final Plat of Lot 1, Block A of the Glenn Polk Addition, being 9.936 acres, located in the City of Sanger, and generally located on the west side of I-35 approximately 670 feet south of Belz Road.

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

Voting Yea: Councilmember Chick, Councilmember Dillon, and Councilmember Gann.
Motion passed unanimously.

6. Consideration and possible action on a Preliminary Plat of lots 1-12 Block A, Lots 1-7 Block B, Block C, and Open space lot 5x, 8x, 13x of Lakeside Estates Addition, being 68.028 acres, located in the City of Sanger's ETJ, and generally located on the north side of McReynolds Road approximately 120 feet north east of the intersection of McReynolds Road and FM 455.

Director Hammonds provided an overview of the item stating the homesites will be 2 to 3 acres and that the applicant has not satisfied all the comments.

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

7. Consideration and possible action on a Preliminary Plat of lot 1 Block A, of RF & Sons Addition, being 1.102 acres, located in the City of Sanger, and generally located on the south side of Chapman Drive approximately 45 feet west of the intersection of Chapman Drive and Sable Creek Blvd.

Director Hammonds provided an overview of the item stating the applicant has not satisfied all the comments.

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

8. Consideration and possible action on Ordinance 08-15-23 amending the Fee Schedule, Appendix A, Article 4.00 Utility Related Fees, Section 4.306 Water Service Rates, Section 4.307 Sewer Service Rates, and Division 4400 Electric, Section 4.403 Electric Service Rates and reserving Section 4.404 through Section 4.406; providing for the repeal of all ordinances in conflict; providing for a severability clause; and providing a savings clause; authorizing publication; and establishing an effective date.

Director Gray provided an overview of the item with the effective date of October 1, 2023, of the rates as proposed.

Discussion ensued regarding prior water and wastewater rates and the 2009 Electric rate increase.

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

9. Consideration and possible action on Ordinance 08-16-23 amending the Fee Schedule, Appendix A, Article 4.00 Utility Related Fees, Section 4.101 Utility Reconnection Fees, Section 4.102 Tampering Fee, Section 4.103 Utility Service Fees; providing for the repeal of all ordinances in conflict; providing for a severability clause; and providing a savings clause; authorizing publication; and establishing an effective date.

Director Gray provided an overview of the revisions to the language in the Code of Ordinances.

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

Voting Yea: Councilmember Barrett, Councilmember Chick, and Councilmember Dillon.
Motion passed unanimously.

10. Consideration and possible action on Ordinance 08-17-23 amending the Code of Ordinances, Chapter 13 Utilities, Article 13.1600 Utility Billing Procedures, Section 13.1602 When Bills Become Delinquent, Section 13.1603 Service to Be Discontinued when Delinquent, and Section 13.1606 Waiver of Late Fees and Penalties; providing for the repeal of all ordinances in conflict; providing for a severability clause; and providing a savings clause; authorizing publication; and establishing an effective date.

Director Gray provided an overview of the revisions to the language in the Code of Ordinances.

Discussion ensued regarding the one-time waiver of the late fee for customers.

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

11. Consideration and possible action on Resolution No.2023-13 to take a record vote adopting the proposed tax rate contained in the City's proposed 2023 budget as the City's proposed 2023 tax rate to be considered for adoption at a public hearing held for that purpose; establishing the date, time, and place for public hearings on the proposed 2023-24 budget and tax rate; and providing for the publication as provided by the Texas Property Tax Code.

Director Gray provided an overview of the item, the dates to conduct the public hearings, and the adoption of the Fiscal Year 2023-2024 budget.

Motion to approve the Resolution and to conduct the public hearings for the FY 2023-2024 budget and tax rate on August 14, 2023, at 6:00 p.m. I further place a proposal to adopt the FY 2023-2024 budget and tax rate of \$0.689747 per \$100 of valuation on the August 21, 2023, City Council agenda made by Councilmember Bilyeu, Seconded by Councilmember Barrett.

Voting Yea: Councilmember Chick, Councilmember Dillon, and Councilmember Gann.

Voting Nay: None

Motion passed unanimously.

FUTURE AGENDA ITEMS

Councilmember Barrett requested a breakdown of the roads maintained by TxDOT, the City, or are considered Private streets.

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 551.074. PERSONNEL MATTERS

For deliberations regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee. - City Manager

Council convened into executive session at 7:45 p.m.

RECONVENE INTO REGULAR SESSION

Council reconvened into open session at 10:43 p.m.

No action taken.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 10:44 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary