



**MINUTES
CITY COUNCIL REGULAR MEETING
MONDAY, JUNE 6, 2022
7:00 PM
HISTORIC CHURCH BUILDING
403 N 7TH STREET SANGER, TEXAS**

COUNCIL MEMBERS PRESENT:

Mayor Thomas Muir and Councilmembers: Marissa Barrett, Gary Bilyeu, Dennis Dillon, and Victor Gann.

COUNCIL MEMBERS ABSENT:

Allen Chick

STAFF MEMBERS PRESENT:

City Manager John Noblitt, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Librarian Audrey Tolle, Director of Public Works Jim Bolz, Director of Development Ramie Hammonds, Marketing and Civic Engagement Director Donna Green, and Chief of Police Waylan Rhodes.

1. CALL THE REGULAR MEETING TO ORDER, ESTABLISH A QUORUM, INVOCATION, AND PLEDGE

Mayor Muir called the Regular Session to order at 7:08 p.m.

The invocation given by Councilmember Dillon the Pledge of Allegiance, was led by Councilmember Barrett.

2. CITIZEN INPUT:

Amber Whitworth-Spigner, 2291 Wheathill Road, spoke about the denial of a permit for a Farmers Market on property not zoned for that type of Use.

3. SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

A. Honoring Stephen Lehotsky for his 26 years of service with the City of Sanger.

Mayor Muir read the proclamation honoring Mr. Lehotsky's service with the Sanger Police Department.

Chief Rhodes provided an overview of a life saving event in which Corporal Lehotsky was involved. Chief Rhodes and Assistant Chief Perkins then recognized Corporal Lehotsky with a Life Saving Award.

4. CONSENT AGENDA:

A. MINUTES REGULAR SESSION

Consider the regular session minutes from the May 16, 2022, meeting.

B. PID COMMITTEE

Consider appointing a committee to review a potential Public Improvement District (PID) proposal for a development project known as Riley Ranch. (Ciocan)

C. LIBRARY INSURANCE CLAIM

Consider Property Damage Release for Liberty Mutual Insurance Claim Number 23966333 in the amount of \$5,812.59. (Tolle)

D. REQUEST FOR QUALIFICATIONS (RFQ) FOR A REWRITE OF THE ZONING, SUBDIVISION AND SIGN ORDINANCE

Consider a Request for Qualifications (RFQ) for professional services to rewrite the Zoning, Subdivision and Sign Ordinance. (Hammonds)

E. INTERLOCAL AGREEMENT BETWEEN DENTON COUNTY AND THE CITY OF SANGER

Consider an Interlocal Cooperation Agreement between Denton County and the City of Sanger Police and Fire Departments for use of the Denton County Radio Communications System. (Rhodes)

F. PROFESSIONAL SERVICE AGREEMENT - INSTANTINSPECTOR

Consider a contract with a third party inspection company known as Instant Inspector to perform new and bi-annual health inspections for the City, and authorize the City Manager to execute said agreement. (Hammonds)

Staff provided clarification regarding items C and F of the consent agenda.

Motion made by Councilmember Barrett to approve the consent agenda.

Councilmember Gann seconded the motion. Motion passed unanimously.

5. REGULAR AGENDA - ACTION ITEMS

A. FM 455 UTILITY RELOCATION - CHANGE ORDER No.5

Consider Change Order No. 5 in the amount of \$27,040.00, with Quality Excavation, LLC for the FM 455 Project to dig out the utility ditch-line and backfilling with flowable fill concrete to stabilize the area in front of the utility poles; adding 6" PVC waterline and 6" steel casing as shown on the plans; and, authorize the City Manager to execute said Change Order No. 5. (Bolz)

Director Bolz provided an overview of the change order.

Discussion ensued regarding the costs not being reimbursable, this being the third time an Atmos line had not been shown on drawings, the process of using the right-of-way easement for utility purposes, and receiving an As-built of all utilities located in the right-of-way.

Motion made by Councilmember Barrett to approve a Change Order No. 5 in the amount of \$27,040.00, with Quality Excavation, LLC for the FM 455 Project to dig out the utility ditch line and backfilling with flowable fill concrete to stabilize the area in front of the utility poles; adding 6" PVC waterline and 6" steel casing as shown on the plans; and, authorize the City Manager to execute said Change Order No. 5. Councilmember Dillon seconded the motion. Motion passed unanimously.

B. APPROVAL RFQ FOR INSPECTION AND MAINTENANCE OF WATER STORAGE/TANK

Consider a Request for Qualifications for Professional Services (RFQ) for full-service water storage maintenance and asset maintenance plan for .100MG ground storage tank and .300Mg ground storage tank located at Cherry Street, a .500MG elevated storage tank located at Acker Street, and a .100MG ground storage tank located at Utility Road. (Bolz)

Director Bolz provided an overview of the Request for Qualifications.

Discussion ensued regarding the current company providing services for other storage tank locations and the process of receiving qualifications.

Motion made by Councilmember Dillon to approve a Request for Qualifications for Professional Services (RFQ) for full-service water storage maintenance and asset maintenance plan for .100MG ground storage tank and .300Mg ground storage tank located at Cherry Street, a .500MG elevated storage tank located at Acker Street, and a .100MG ground storage tank located at Utility Road. Councilmember Gann seconded the motion. Motion passed unanimously.

C. 1114 N STEMMONS - SUP - PH

Conduct a Public Hearing for a Specific Use Permit (SUP) for Restaurant use located at 1114 N Stemmons Frwy. in the north suite of a multi-suite building on approximately 1.42 acres of land described as A00290A R. BEEBE, TR 133, zoned as Industrial 1 (I-1) within the City of Sanger and generally located on the corner of N 5th St and N Stemmons Frwy. (Hammonds)

Mayor Muir opened the public hearing at 7:55 PM

Director Hammonds provided an overview of the request for the Special Use Permit to allow for a restaurant.

Mayor Muir closed the public hearing at 7:56 PM

D. 1114 N STEMMONS - SUP

Consider a request for a Specific Use Permit (SUP) for a Restaurant use located at 1114 N Stemmons Frwy. in the north suite of a multi-suite building on approximately 1.42 acres of land described as A00290A R. BEEBE, TR 133, zoned as Industrial 1 (I-1) within the City of Sanger and generally located on the corner of N 5th St and N Stemmons Frwy. (Hammonds)

Discussion ensued regarding the other restaurant at the location and a future review of the current zoning for the property.

Motion made by Councilmember Bilyeu to approve Ordinance 06-14-22 for a Specific Use Permit (SUP) for a Restaurant use located at 1114 N Stemmons Frwy. in the north suite of a multi-suite building on approximately 1.42 acres of land described as A00290AR. BEEBE, TR 133, zoned as Industrial 1 (I-1) within the City of Sanger and generally located on the corner of N 5th St and N Stemmons Frwy. Councilmember Barrett seconded the motion. Motion passed unanimously.

6. FUTURE AGENDA ITEMS:

Councilmember Dillon asked when the Council would receive an update of the Capital Improvement Plan, specifically regarding roadway improvements.

7. ADJOURN.

There being no further business, Mayor Muir adjourned the meeting at 8:04 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary