

# **CITY COUNCIL**

## **MEETING MINUTES**

**SEPTEMBER 19, 2022, 7:00 PM**

**CITY COUNCIL REGULAR MEETING**

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



### **CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM**

Mayor Muir called the regular meeting to order at 7:00 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 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, Director of Economic Development Shani Bradshaw, Chief of Police Waylan Rhodes, Fire Chief David Pennington, Electric Superintendent Mike Prater, and Director of Public Works Jim Bolz.

### **INVOCATION AND PLEDGE**

Councilmember Dillon gave the invocation, the Pledge of Allegiance was led by Councilmember Barrett

### **CITIZENS COMMENTS**

No one addressed the Council.

## **REPORTS**

1. Construction update from DEC Engineering (Dannenbaum) regarding the IH-35 / FM 455 Expansion Project.

Danny Everett, DEC Engineering, provided a construction update and overview of the project, including the bores at the railroad tracks, locating additional unknown utilities, needing to lower the water line along the QT site, reviewing the reimbursement limits to include the Change Orders, aesthetics on the IH-35 retaining walls, the beginning date for road construction and phasing, and road construction overlapping a school year.

2. Presentation and update on Public Works Department Activities.

Director Bolz provided a presentation and overview of the Public Work Department.

Discussion ensued regarding the SCADA system functionality, the bar screen at the wastewater treatment plant, budgeted street projects, the brush pickup program, and future meter replacements.

## **CONSENT AGENDA**

3. Consideration and possible action on the minutes from the September 6, 2022, meeting.
4. Consideration and possible action on the First Amendment to an Employment Agreement between the City of Sanger and John Noblitt.
5. Consideration and possible action on Resolution 2022-13 to ratify certain expenditures for the emergency repair of various water appurtenances; making findings of an emergency exempting operations from the requirements of competitive bidding under Chapter 252 of the Texas Local Government Code; and providing an effective date.

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

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

## **PUBLIC HEARING ITEMS**

6. Conduct a public hearing for the 2022 tax year proposed property tax rate.

Mayor Muir opened the public hearing at 7:49 p.m.

No one addressed the Council.

Mayor Muir closed the public hearing at 7:50 p.m.

7. Conduct a public hearing for the City of Sanger's Annual Budget for the fiscal year 2022-2023.

Mayor Muir opened the public hearing at 7:50 p.m.

No one addressed the Council.

Mayor Muir closed the public hearing at 7:51 p.m.

## **ACTION ITEMS**

8. Consideration and possible action on Ordinance 09-22-22, Approving the Property Tax Roll.

Mayor Muir moved to **Item 14** of the agenda.

Director Gray provided an overview of the item.

Discussion ensued regarding any fluctuations in certified tax roll due to citizens filing appeals.

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

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

9. Consideration and possible action on Ordinance 09-23-22, adopting the budget providing for the appropriation of funds for operating and capital expenditures for the fiscal year beginning October 1, 2022 and ending September 30, 2023, providing for the intra- and inter-department and fund transfers, providing for unexpected revenues such as grants, donations, and insurance proceeds, providing for an effective date, and providing for approval of the investment policy.

Director Gray provided an overview of the item.

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

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

10. Consideration and possible action on Ordinance 09-24-22, ratifying the property tax increase reflected in the fiscal year 2022-2023 budget.

Director Gray provided an overview of the item.

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

11. Consideration and possible action on Ordinance 09-25-22, setting the City's Ad Valorem tax rate at \$0.589497/\$100 of taxable assessed valuation for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023.

Director Gray provided an overview of the item and the breakdown of I&S and M&O rates.

Discussion ensued regarding the statutory wording required for the motion.

Councilmember Barrett moved that the property tax rate be increased by the adoption of a tax rate of \$0.589497 per \$100, which is effectively an 8.74 percent increase in the tax rate. Councilmember Dillon seconded the motion.

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

12. Consideration and possible action to select Antero Group for the Rewrite of the Zoning, Subdivision and Sign Ordinances, and authorizing the City Manager to negotiate a possible contract with Antero Group.

Assistant City Manager Ciocan provided an overview of the item.

Discussion ensued regarding the timeline to rewrite the ordinances.

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

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

13. Consideration and possible action on authorizing the Mayor to execute a service contract between the City of Sanger and the Sanger Area Chamber of Commerce for Hotel Occupancy Tax Funds.

Director Bradshaw provided an overview of the item.

Ms. Debbie Reeves provided an overview of the Chamber's request, the events and programs, members' use of the meeting room, Sanger Sellabration, and future building repairs.

Discussion ensued regarding an update from the Chamber in January on an annual basis.

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

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

Mayor Muir moved then to Future Agenda Items.

14. Consideration and possible action on Change Order No. 7 in the amount of \$11,600.00 with Quality Excavation, LLC for the FM 455 Project to tie in 12" water line with existing 8" water line; and, authorize the City Manager to execute said Change Order No. 7.

Director Bolz provided an overview of the items listed in the Change Order.

Discussion ensued as to whether this Change Order could be reimbursable in the FM 455 & IH-35 construction project.

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

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

Mayor Muir moved back to **Item 8** of the agenda.

#### **FUTURE AGENDA ITEMS**

No additional future items.

#### **INFORMATIONAL ITEMS**

15. Atmos Annual Gas Cost Reconciliation Filing 2022
16. Atmos GCR - Rate Filing under Docket No. 10170 08-26-2022

#### **ADJOURN**

There being no further business, Mayor Muir adjourned the meeting at 8:30 p.m.

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Thomas E. Muir, Mayor

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Kelly Edwards, City Secretary