

CITY COUNCIL

MEETING MINUTES

AUGUST 15, 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 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember Place 3, Dennis Dillon

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, Parks & Recreation Superintendent Ryan Nolting, Director of Human Resources and Special Projects Jeriana Staton, Marketing and Civic Engagement Director Donna Green, Chief of Police Waylan Rhodes, and Director of Public Works Jim Bolz.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

Sharon Pereira, 301 Willow, is concerned about tall brush and weeds along Smith Street that is dangerous for family members to walk to other family member's homes.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

1. Proclamation for the United Way of Denton County declaring the month of September 2022: LIVE UNITED

Ms. Ashlie Bagley, United Way, spoke to the Council about the relationship between the City of Sanger and United Way.

Mayor Muir read the proclamation in support of the United Way 2022 LIVE UNITED campaign and stated the efforts made during COVID.

2. Proclamation for Denton County MHMR Center proclaiming September 2022 as Suicide Prevention Awareness Month.

Mayor Muir read the proclamation in support of Denton County MHMR Center, proclaiming September 2022 as Suicide Prevention Awareness Month.

Ms. Nelly Dixon, Program Manager, from Denton County MHMR, provided an overview and thanked the City of Sanger for the acknowledgment.

3. Presentation of Life Saving Commendation for Officer Justin Stamps.

Police Chief Rhoads provided an overview of the letter of commendation from Officer C. Thompson.

Officer C. Thompson presented Officer J. Stamps with the Life Saving pin.

REPORTS

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

Rodney Prince, DEC Engineering, provided a construction update and overview of the project, including beginning the water line in front of the Chevron, the bore under IH-35 is waiting on the fiber company to finish, the water bore at Keaton, working on the bores on FM 455 with Atmos completed, TxDOT working with development on a driveway permit for QuikTrip, mobilizing September-October for bridge work on IH-35, utilities should have been completed in August, but it has been extended through September/October, and Council requested the timing of the project to notify the school district and residents.

Discussion ensued regarding the timing, which would affect school traffic, the project beginning at FM 2450 and then working towards the center of FM 455, and the fiber and gas companies are delaying the start of construction.

CONSENT AGENDA

5. Consideration and possible action on the minutes from the August 1, 2022, meeting.

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

Voting Yea: Councilmember Bilyeu and Councilmember Chick.

Motion passed unanimously.

PUBLIC HEARING ITEMS

6. Conduct a public hearing on Ordinance No. 08-21-22 amending Chapter 14 Planning and Zoning, Section 30 Use of Land and Buildings to allow Quick Service Food and Beverage by right in the Business District 2 (B-2) without the requirement of a Specific Use Permit (SUP) and adding Section 32.7 Vehicle Stacking Requirements.

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

Director Hammonds provided an overview of the item and the requirement of a Specific Use Permit (SUP) regardless of zoning. Staff recommends the removal of the SUP for the B-2 District only.

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

7. Conduct a public hearing on a Replat of Lot 6R2-1B, Block A of Sanger Industrial Park Addition, being 1.75 acres, located in the City of Sanger, and generally located on the south west corner of I-35 and FM 455.

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

Director Hammonds provided an overview regarding the replat due to the taking of property by TxDOT for the expansion.

Mayor Muir closed the public hearing at 7:37 p.m.

ACTION ITEMS

8. Consideration and possible action on Ordinance No. 08-21-22 amending Chapter 14 Planning and Zoning, Section 30 Use of Land and Buildings to allow Quick Service Food and Beverage by right in the Business District 2 (B-2) without the requirement of a Specific Use Permit (SUP) and adding Section 32.7 Vehicle Stacking Requirements.

Discussion ensued regarding a large portion of the B-2 Business District is along I-35, drive-thru for alcoholic beverage businesses which is not included in this amendment, Mobil businesses requiring an SUP, the proposed stacking requirements were reviewed

by the City's Engineering firm, and the amendment making the process more efficient for businesses in the B-2 Districts.

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

9. Consideration and possible action on Resolution 2022-10, Appointing an Alternate Member to the Parks and Recreation / Keep Sanger Beautiful Board.

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

10. Consideration and possible action on Resolution No.2022-11 to take a record vote specifying the proposed tax rate; establishing the date, time and place for public hearings on the proposed 2022-23 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 as the next step in the budget approval process is to set the proposed tax rate and public hearing for the budget.

Discussion ensued regarding the de minimis Rate and the amount of \$500,000 for cities under the population of 30,000.

Motion to place a proposal to adopt an FY 2022-2023 tax rate of \$0.589497/\$100 of valuation on the September 6, 2022, City Council agenda made by Councilmember Bilyeu, Seconded by Councilmember Barrett.
Voting Yea: Councilmember Chick and Councilmember Gann.
Motion passed unanimously.

11. Consideration and possible action to select Maguire Iron, LLC 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, and authorize the City Manager to negotiate a contract.

Director Bolz provided an overview of the item and the scoring of the bids process.

Discussion ensued regarding budgeting for future maintenance of the tanks, the original contract with Maguire Iron, the inclusion of the additional tanks, services provided, inspection assessment and review of any issues, and the variance/delta between the scoring of the bidders.

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

12. Consideration and possible action on a Replat of Lot 6R2-1B, Block A of Sanger Industrial Park Addition, being 1.75 acres, located in the City of Sanger, and generally located on the south west corner of I-35 and FM 455.

Discussion ensued regarding the shape of the property and access easement for Family Dollar and shared access with Chicken Express.

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

FUTURE AGENDA ITEMS

None

INFORMATIONAL ITEMS

13. Atmos - Rider GCR Rate - Filing under Docket No. 10170 - July 26, 2022
14. Animal Control Monthly Report

Councilmember Barrett asked about service for strays after hours, to which Staff replied with an on-call option.

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 8:16 p.m.

RECONVENE INTO REGULAR SESSION

Council reconvened into open session at 10:44 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