

CITY COUNCIL

WORK SESSION MINUTES

FEBRUARY 04, 2023, 8:00 AM

CITY COUNCIL WORK SESSION

**HOLIDAY INN EXPRESS & SUITES (MEETING ROOM) - 600 N STEMMONS ST,
SANGER, TX 76266**



CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the work session to order at 8:02 a.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, Director of Development Services Ramie Hammonds, Director of Economic Development Shani Bradshaw, Electric Superintendent Mike Prater, and Director of Public Works Jim Bolz.

DISCUSSION ITEMS

1. Introduction/ Overview of the current state of the City as it relates to growth.
2. Presentation and discussion on Emergency Services Districts (ESDs).
3. Presentation and discussion on Municipal Utility Districts (MUDs) and Public Improvement Districts (PIDs).
4. Presentation and discussion on future City infrastructure needs including Electric, Water, and Wastewater.

5. Presentation and discussion on development processes which includes but not limited to: Overview of development practices and update on Zoning/Subdivision/Sign ordinance rewrite; development processes; and discussion on targeted Housing Mix.
6. Presentation and discussion on economic development.
7. Discussion of key points regarding development, growth, and infrastructure that require Council direction.

PIDs, MUDS, and MMD

- Formally adopting a policy for staff use as a guide
- MMD or PID in ETJ – annex into the city limits, greater than 300 acres, provide benefits such as water/wastewater site, planned community, carry their own capacity, provide an area for future municipal facilities, Developer Agreements, include the guidelines in the Developer packet on the website

Discussion ensued regarding the adoption of the PID and MMD guidelines, including the adopted guidelines in a developer packet, staff reporting items that meet or don't meet those guidelines, proceeding to protest MUDs, a regional approach to rural service areas in the ETJ without service, and scheduling a work session for MDD and PID proposed developments.

- PID Committee process replacing by the adopted policy, therefore, dissolving the PID Committee
- MUDs guidelines – proceed with the process to protest and move forward

Housing Mix Discussion

Discussion ensued regarding the proposed study showing a detailed breakout of the current housing with square footage and lot size, review requirements for Garden Homes and Town Homes, defining 'Urban Residential', the current housing mix adopted by resolution, and the possibility of establishing an apartment square footage.

Electric Discussion

Discussion ensued regarding the implementation of the SCADA Control System, solar and diesel generation options with AEP at the Walmart facility, adding additional megawatts, an additional transformer, future substation options, purchasing agreements, Transmission Operator requirements, transformer lead-time, expanding the substation, and future land acquisition.

Wastewater

Discussion ensued regarding wastewater options for the future, the number of sewer connections, the largest users, the impact of future approved developments, PID usage and building out to capacity, the impact of residential and commercial developments in process, managing and phasing in new development, and system expansion.

Water

Discussion ensued regarding drilling an additional well, future tank and elevated tower storage, increasing redundancy and pressure, service for Riley Ranch, additional capacity to assist with future prospects, and pursuing outer looping possibilities.

Roads

Discussion ensued regarding roads and streets, County bond funds for the repair of two roadways, the current road program, working with an Engineering firm to establish a SUMP (Street Utility Maintenance Program) Program for repairs of streets, and the costs for Marion Road.

Solid Waste

Discussion ensued regarding the current agreement, direction for staff regarding specifics of the RFP, an option for residents to opt-in for recycling services, and a survey of residents regarding recycling and trash pickup.

- Survey (one can pick up twice a week or two cans one time a week)

4A & 4B

Discussion ensued regarding the downtown park outlined in the Comprehensive Plan, purchasing land, an agreement between the City and Economic Development Boards regarding the Director's employment, the status of the Miracle League field, the Sanger Area Chamber of Commerce, and preparing action plans for both boards.

ESDs

Discussion ensued regarding working with the County and surrounding municipalities to discuss the costs and repayment of serving the Districts with equity.

- Continue updating Council on any progress.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 3:21 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary