

CITY COUNCIL

WORK SESSION MINUTES

FEBRUARY 03, 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 8:04 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 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 4 Allen Chick

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.

City Manager Noblitt provided an overview of today's session, and current and ongoing development.

2. Presentation and discussion on Emergency Services Districts (ESDs).

Debra Drayovitch, provided a presentation and overview of ESD and Special Districts.

Discussion ensued regarding the Pros & Cons of EDSs, how to proceed considering the size of Sanger's Fire District, and the current Interlocal Agreement with Denton County, including the reimbursement amounts.

3. Presentation and discussion on Municipal Utility Districts (MUDs) and Public Improvement Districts (PIDs).

Mary Petty, P3Works, provided a presentation and overview of Municipal Utility Districts (MUDs) and Public Improvement Districts (PIDs).

Discussion ensued regarding Development Agreements, Special Districts financing mechanisms, how Development Agreements are the controlling document, and negotiable items in Development Agreements.

4. Presentation and discussion on future City infrastructure needs including Electric, Water, and Wastewater.

Director Prater provided a presentation and overview regarding Electric infrastructure.

Discussion ensued regarding budgeting for future growth by extending electric capacity, consumption of new users, increasing the megawatts to be prepared for future growth, benefits of adding the SCADA system, and the forthcoming development within the city's Electric CCN.

Director Bolz provided a presentation and overview of the water, wastewater, and streets.

Discussion ensued regarding future road projects, utilizing a SUMP program, treatment of wastewater and the capacity, and above-ground storage capacity.

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.

Assistant City Manager Ciocan provided a presentation and overview of development, including establishing a policy and process for PIDs, then provided an overview of other municipalities' guidelines for Special Districts, TECQ approval of MUDs,

Director Hammonds provided a presentation and overview of the rewrite of the ordinances and the city's development process.

Discussion ensued regarding streamlining the ordinances, the platting process, why staff would recommend denial of a plat, zoning code amendments, and to be notified of the rewrite revisions suggested during the public meetings.

6. Presentation and discussion on economic development.

Director Bradshaw provided a presentation and overview of both Economic Development Boards' structure, the goals of each board, and operation highlights.

Discussion ensued regarding prioritizing the needs of economic development moving forward, prospects that need large infrastructure demands, talking to property owners regarding sellable property, partnering with local colleges to foster workforce opportunities, and Miracle League field status.

7. Discussion of key points regarding development, growth, and infrastructure that require Council direction.

City Manager Noblitt provided a presentation regarding the Council survey outlining items on track and those with room for opportunities to build on moving forward, and determining the Council's goals and desired outcomes.

Discussion ensued regarding tying department projects and budgeting strategies to the Council's organizational goals to reach the desired outcomes, prioritizing the goals, and the timeline necessary to build a wastewater plant.

Mayor stated he would like to discuss Council direction regarding the following items: mixed housing opportunities, what would be allowed in PID or MMD within the city's CCN, and infrastructure needs for growth.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 4:55 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary