

# CITY COUNCIL

## WORK SESSION MINUTES



**FEBRUARY 03, 2024, 8:30 AM**

**CITY COUNCIL WORK SESSION  
DEVELOPMENT SERVICES BLDG, 201 BOLIVAR STREET, SANGER, TX 76266**

### **CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM**

Mayor Muir called the work session to order at 8 34 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, and Finance Director Clayton Gray

### **DISCUSSION ITEMS**

- 1 Presentation and discussion of Development Services, including but not limited to current and proposed developments, Housing Study, current and proposed Code of Ordinance revisions, Engineering services, and Code Enforcement

Discussion was related to **Item 5** - Capital Improvement Plan (CIP), including but not limited to an overview of debt service obligation, the retirement of debt, funding current and future obligations, and prioritization of future capital projects

- 2 Presentation and discussion of Economic Development, including but not limited to prospects, target industries, development opportunities, strategic planning, infrastructure, and funding opportunities

Discussion was related to **Item 5** - Capital Improvement Plan (CIP), including but not limited to an overview of debt service obligation, the retirement of debt, funding current and future obligations, and prioritization of future capital projects

- 3 Presentation and discussion of the Electric Department, including but not limited to an overview of the system operation, a regulatory overview, current infrastructure, future infrastructure needs, and future capital needs

Any discussion was related to **Item 5** - Capital Improvement Plan (CIP), including but not limited to an overview of debt service obligation, the retirement of debt, funding current and future obligations, and prioritization of future capital projects

- 4 Presentation and discussion of the Public Works Department, including but not limited to an overview of the roadway system, current and future street maintenance, including costs, water and sewer master planning, current and future capacity, and future capital needs

Discussion was related to **Item 5** - Capital Improvement Plan (CIP), including but not limited to an overview of debt service obligation, the retirement of debt, funding current and future obligations, and prioritization of future capital projects

- 5 Presentation and discussion of the Capital Improvement Plan (CIP), including but not limited to an overview of debt service obligation, the retirement of debt, funding current and future obligations, and prioritization of future capital projects

Director Gray provided a presentation and overview of finances

The presentation included general Capital projects, Enterprise Capital projects, total outstanding debt, Enterprise Debt, General Debt, Revenue Sources, and development of the Five-Year Capital Plan

Discussion ensued regarding the shared costs of Belz and Marion road construction with the County and balancing cash flows

Assistant City Manager Ciocan provided a presentation and overview of the 5-Year Capital Improvement Plan (CIP)

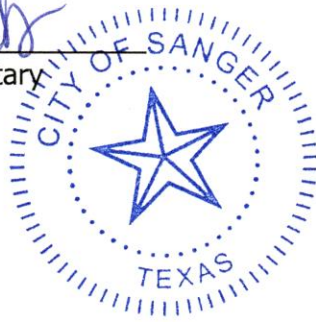
The presentation included roadway and facility improvement projects, funds for I-35 aesthetics, committed funds for Belz and Marion roadways, other CIP projects, Riley Ranch property next steps, and other factors to consider regarding the property,

Discussion also ensued regarding the utilization of the Riley Ranch property for public-purpose uses, running both roadway projects with the County projects concurrently, wastewater treatment capacity, a new public safety facility, other water systems within the City's boundaries, and adding a new electrical substation.

**ADJOURN THE WORK SESSION**

There being no further business, Mayor Muir adjourned the work session at 12:44 p.m.

Kelly Edwards  
Kelly Edwards, City Secretary



Thomas E. Muir  
Thomas E. Muir, Mayor