

**CITY COUNCIL**  
**WORK SESSION MINUTES**



**FEBRUARY 02, 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 30 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, Director of Development Services Ramie Hammonds, Director of Public Works Jim Bolz, Parks & Recreation Director Ryan Nolting, Director of Economic Development Shani Bradshaw, and Electric Director Ronnie Grace

**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

Director Hammonds introduced Michael Schmitz and Sean Norton with the Antero Group

Antero provided a presentation and overview of the proposed revisions to the Zoning, Subdivision, and Sign ordinances

Discussion ensued regarding the following topics

### Sign, Subdivision, and Zoning Ordinances overview

The status of updating sign and subdivision ordinance responding to comments from staff, receiving 400 survey responses, variances, and appeals reassigned to the Board of Adjustment, Overlay Districts along FM 455 and I-35, including the allowance for staff to approve preliminary plats, any fees included in the ordinance be moved to Appendix, a definition that provides for and establishes what constitutes a complete submittal, P&Z approval of final and preliminary plats, removal of any city positions that no longer exist, legal review mid-February and then integrate any legal comments as necessary

The proposed move of approval of platting actions to P&Z, BOA to streamline the processes, zoning variances, how to inform the Council of the plats have been approved (minutes of P&Z), creating a flow chart of the current process and the proposed, educating both P&Z and BOA boards with the development and platting laws, and if a platting update be included on the agenda under Informational Items

### Housing Study (in-process)

The targeted housing mix, current housing mix, residential property ages, draft within the next few months, how the trends are established, manufactured housing, and current demographics

### Development Presentation

Growth coming to Sanger, including approved residential projects - Belz Road Retail, Lane Ranch, Sanger Preserves, total residential growth, Residential valuation, taxes, revenue, and use of services

Commercial and Industrial projects approved Bluestar, Glen Polk Addition, Coffee Bistro 1197, Church Street Addition, Duncan Retail, Lotus Addition, IESI Industrial Park, RF & Sons, total Commercial growth, Commercial valuation, taxes, revenue and use of services

An overview of the Engineering Process, including a flow chart

Code Enforcement update for the 2023 calendar year

Discussion – Code Enforcement issues, payment of liens, estimated time of completion of the approved projects,

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

Director Bradshaw and Nolting provided a presentation

The presentation included an overview of both 4a and 4B boards, projects each can

support, current financials, site selection criteria, passive & active leads,

Current barriers for developments

Large existing buildings, greenfield sites, rail access, lack of available (volume) utilities, and lack of access to natural gas

Park projects in-process

New Downtown park, Porter Park Phase II, which includes a Miracle field and additional baseball fields as the primary activity of the park

Discussion ensued regarding 4A Mision Statement, which will be discussed during a strategic planning session, financial capacity, and goals of the Corporations

- 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

Ned Brown and Greg Pyka, SEEnergy, provided a presentation and overview of the Regulatory Agencies for electric utilities

The presentation included an overview of each regulatory agency, compliance, Memorandum of Understanding (MOUs), load forecasting, the Public Utility Commission, Transmission Operator regulations, and operating guidelines

Director Grace provided a presentation and overview of the Electric Department

The presentation included responsibilities, emergency response time, miles of conductor, process and procedures, project accomplishments for 2023, current capacity, existing distribution capacity, the relationship with Denton Municipal Electric (DME), a Five Year Plan, and future capital projects

Discussion ensued regarding pacing capacity with development and pursuing solutions to increase capacity

Bobby Singletary, Power-D, provided a presentation and overview of the City's electrical system

Discussion ensued regarding ratings & capacity, the current age of the transformer, creating redundancy, feeder ties, timeframe to build another substation, and ways to increase capacity, the current underground cable, and cost and lead time to increase capacity and moving forward with the reconductor for the remain feeder backbone including replacing existing steel poles

- 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

Director Bolz provided a presentation and overview of Public Works.

The presentation included the current water system, contract to purchase water, wastewater treatment plant, street responsibilities of TxDOT and City maintenance and County maintenance roads, street rehabilitation projects for 2024, Street Utility Maintenance Program (SUMP), City & County roadway projects, on-going projects, departmental challenges, and complaints about the water.


Discussion ensued regarding wastewater treatment volume.


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.

No discussion.

### **ADJOURN THE WORK SESSION**

There being no further business, Mayor Muir adjourned the work session at 5:15 p.m.

  
Kelly Edwards, City Secretary

  
Thomas E. Muir, Mayor

