

# **CITY COUNCIL**

## **MEETING AGENDA**

**JUNE 16, 2025, 6:00 PM**

**CITY COUNCIL REGULAR MEETING**

**HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS**



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

**OVERVIEW OF ITEMS ON THE REGULAR AGENDA**

**ADJOURN THE WORK SESSION**

**The Regular Meeting will begin following the Work Session  
but not earlier than 7:00 p.m.**

**CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM**

**INVOCATION AND PLEDGE**

**CITIZENS COMMENTS**

*This is an opportunity for citizens to address the Council on any matter. Comments related to public hearings will be heard when the specific hearing begins. Citizens are allowed 3 minutes to speak. Each speaker must complete the Speaker's Form and include the topic(s) to be presented. Citizens who wish to address the Council with regard to matters on the agenda will be received at the time the item is considered. The Council is not allowed to converse, deliberate or take action on any matter presented during citizen input.*

**PUBLIC HEARING ITEMS**

1. Conduct a public hearing on a rewrite of Chapter 3 Building Regulations, Article 3.1400 Sign Regulations, of the Code of Ordinances.
2. Conduct a public hearing on a rewrite of Chapter 10 Subdivision Regulations, of the Code of Ordinances.
3. Conduct a public hearing on a rewrite of Chapter 14 Planning and Zoning, of the Code of Ordinances.
4. Conduct a public hearing on amendments to Chapter 6, Health and Sanitation, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.

5. Conduct a public hearing on amendments to Chapter 8, Health and Sanitation, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.
6. Conduct a public hearing on amendments to Chapter 12, Traffic and Vehicles, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.
7. Conduct a Public Hearing on a Petition for Creation of the Elada Public Improvement District No. 1 (PID-01), from the PAC Group, LTD and Ron Williamson Quarter Horses, Inc. (Owners).
8. Conduct a Public Hearing on a request to a Replat of Bolivar Heights Addition being approximately 5.713 acres of land described as Bolivar Heights Addition, Lot 1 and Lot 1(PT), within the City of Sanger's ETJ, generally on the north side of FM 455 W, approximately 1289 west of the intersection of FM 455 W and Sam Bass Road.

## **CONSENT AGENDA**

*All items on the Consent Agenda will be acted upon by one vote without being discussed separately unless requested by a Councilmember to remove the item(s) for additional discussion. Any items removed from the Consent Agenda will be taken up for individual consideration.*

9. Consideration and possible action on Ordinance 06-14-25, a rewrite of Chapter 3 Building Regulations, Article 3.1400 Sign Regulations, of the Code of Ordinances.
10. Consideration and possible action on Ordinance 06-13-25, a rewrite of Chapter 10 Subdivision Regulations, of the Code of Ordinances.
11. Consideration and possible action on Ordinance 06-12-25 a rewrite of Chapter 14 Planning and Zoning, of the Code of Ordinances.
12. Consideration and possible action on amendments to Chapter 6, Health and Sanitation, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.
13. Consideration and possible action on Ordinance 06-16-25 amendments to Chapter 8, Offenses and Nuisances, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.
14. Consideration and possible action on Ordinance 06-17-25 amendments to Chapter 12, Traffic and Vehicles, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.

15. Consideration and possible action on purchasing materials from Techline Inc. for the Blue Star Building L Service and authorizing the City Manager to execute the agreement and all necessary documents.
16. Consideration and possible action on a Resolution 2025-06, a Petition for Creation of the Elada Public Improvement District No. 1 (PID-01) from the PAC Group, LTD and Ron Williamson Quarter Horses, Inc. (Owners).
17. Consideration and possible action on the minutes from the June 2, 2025, meeting.

## **ACTION ITEMS**

18. Consideration and possible action on a Preliminary Plat of Sanger Daycare Addition, being approximately 5.070 acres of land described as MARY H SHIRLEY BLK 14(S PT), 15, and A1241A TIERWESTER, TR 276, generally located on the east side of 2nd Street approximately 142 feet north of Jackilu Street.
19. Consideration and possible action on a Development Agreement between the City of Sanger, Meritage Homes (Developer), PAC Group, LTD and Ron Williamson Quarter Horses, Inc. (Owners), to develop a residential development utilizing a Public Improvement District.
20. Consideration and possible action on a request to a Replat of Bolivar Heights Addition being approximately 5.713 acres of land described as Bolivar Heights Addition, Lot 1 and Lot 1(PT), within the City of Sanger's ETJ, generally on the north side of FM 455 W, approximately 1289 west of the intersection of FM 455 W and Sam Bass Road.
21. Consideration and possible action on authorizing the City Manager to execute a contract with Mobile Modular for the construction of a modular building for the Sanger, TX Senior Center.
22. Consideration and possible action authorizing the City Manager to approve a proposal from Cardwell Paving LLC., to construct a parking lot on the corner of 2<sup>nd</sup> Street and Bolivar Street.
23. Consideration and possible action authorizing the City Manager to execute a contract with Tactical for the demolition of the Lumber Yard at 125 Elm Street for the added parking in Sanger Downtown.
24. Consideration and possible action on Ordinance 06-18-25, amending the budget for the 2024-2025 fiscal year and authorizing amended expenditures as provided; providing for the repeal of all ordinances in conflict; providing a cumulative clause; providing for a severability clause; and providing a savings clause; an establishing an effective date.
25. Consideration and possible action Resolution 2025-07, nominating a representative to the Denco 911 District board of managers for a two-year term beginning October 1, 2025.

## **FUTURE AGENDA ITEMS**

*The purpose of this item is to allow the Mayor and Councilmembers to bring forward items they wish to discuss at a future meeting, A Councilmember may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Council or at the call of the Mayor.*

## **INFORMATIONAL ITEMS**

*Information Items are for informational purposes only. No action may be taken on items listed under this portion of the agenda.*

26. Republic Services Waste Report - May 2025

## **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 551.071. CONSULTATION WITH ATTORNEY

For deliberations regarding legal (A) pending or contemplated litigation; or (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

- Laguna Azure Sewer Certificate of Convenience and Necessity (CCN)

## **RECONVENE INTO REGULAR SESSION**

Reconvene into Regular Session and take any action deemed necessary as a result of Executive Session.

## **ADJOURN**

**NOTE:** The City Council reserves the right to adjourn into Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.087 of the Texas Open Meetings Act.

### **CERTIFICATION**

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on June 11, 2025, at 3:00 PM.

**/s/Kelly Edwards**  
Kelly Edwards, City Secretary

The Historical Church is wheelchair accessible. Request for additional accommodations or sign interpretation or other special assistance for disabled attendees must be requested 48 hours prior to the meeting by contacting the City Secretary's Office at 940.458.7930.