

CITY COUNCIL

MEETING MINUTES

JULY 07, 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

Mayor Muir called the work session to order at 6:01 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Chief Financial Officer Clayton Gray, Director of Development Services Ramie Hammonds, Library Director Laura Klenke, Police Chief Tyson Cheek, and Lt. Justin Lewis.

DISCUSSION ITEMS

1. Presentation and discussion regarding the City of Sanger's 2025-26 Annual Budget.

Director Gray provided a presentation and overview of the 2025-2026 Fiscal Year budget, including the General Fund, Property Tax Rate, Sales Tax revenue, and departmental Capital requests.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

No additional discussion

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 6:54 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:03 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Chief Financial Officer Clayton Gray, Director of Development Services Ramie Hammonds, Director of Human Resources and Special Projects Jeriana Staton-Hemb, and Police Chief Tyson Cheek.

INVOCATION AND PLEDGE

Councilmember Gann gave the Invocation. The Pledge of Allegiance was led by Councilmember Burrus.

CITIZENS COMMENTS

Bill Boutwell, spoke regarding the ordinance in place prohibiting fireworks within the city limits and stepping up enforcement during the 4th of July holiday.

Terri Cornwell, thanked the Council and City Staff for their dedication to providing a facility for the Seniors. And stated that they are working on the 501(c)(3) application.

CONSENT AGENDA

2. Consideration and possible action on a Final Plat of Sanger 91 Addition being approximately 90.367 acres of land with 1.996 in Denton County and Sanger ETJ described as A0367C F FITZGERALD, TR 2, within the City of Sanger, generally on the east side I-35 North and approximately 2335 feet north of the intersection of Chisam Rd and I-35 Frontage Rd North.
3. Consideration and possible action on a request for a replat of lots 1A-8A, Blk. A of the Marion Point Acres, within the City of Sanger. Generally located on the east side of Marion Road, and approximately 1,161 feet north of FM 455 West.
4. Consideration and possible action on a Final Plat of Chapman Crossing, being approximately 68.209 acres of land described as H TIERWESTER SURVEY ABSTRACT NO. 1241, within the City of Sanger, generally located along Belz Road and approximately 1281 feet west of N Stemmons Frwy.
5. 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.
6. Consideration and possible action on the minutes from the June 12, 2025, meeting.
7. Consideration and possible action on the minutes from the June 16, 2025, meeting.

Motion to approve the consent agenda as presented.

Motion: Bilyeu

Second: Burrus

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

PUBLIC HEARING ITEMS

8. Conduct a Public Hearing on the Creation of the Elada Public Improvement District No. 1 (PID-01), from the PAC Group, LTD and Ron Williamson Quarter Horses, Inc. (Owners).

Mayor Muir opened the public hearing at 7:12 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 7:14 p.m.

9. Conduct a public hearing on a request for a zoning change from Agriculture A to Planned Development PD for a total of 306.36 acres of land, 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER, TR 8 within the City of Sanger, and generally located north of Belz Rd approximately 1035 feet of the intersection of I-35 and Belz Rd.

Mayor Muir opened the public hearing at 7:14 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 7:17 p.m.

ACTION ITEMS

10. Consideration and possible action on a Resolution 2025-08, the Creation of the Elada Public Improvement District No. 1 (PID-01) from the PAC Group, LTD and Ron Williamson Quarter Horses, Inc. (Owners).

Motion to approve.

Motion: Bilyeu

Second: Burrus

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

11. Consideration and possible action on a request for a zoning change from Agriculture A to Planned Development PD for a total of 306.36 acres of land, 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER, TR 8 within the City of Sanger, and generally located north of Belz Rd approximately 1035 feet west of the intersection of I-35 and Belz Rd.

Motion as amended to approve Ordinance 07-19-25.

Motion: Bilyeu

Second: Gann

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

12. Consideration and possible action on a Preliminary Plat of Elada Addition, being approximately 306.356 acres of land described as 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER, within the City of Sanger, and generally located north of Belz Rd approximately 1035 feet of the intersection of I-35 and Belz Rd.

Motion to approve.

Motion: Bilyeu

Second: Burrus

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

13. Consideration and possible action on a Minor Plat of Dhakal Karki Addition, being approximately 1.375 acres of land described as A1241A Tierwester, TR 239 and TR 240, within the City of Sanger, generally located on the northeast corner of 5th Street and Freese St.

Motion to deny due to all comments not being satisfied.

Motion: Bilyeu

Second: Gann

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

14. Consideration and possible action on a Final Plat of Lois Road Estates Subdivision Filing No. 1, being approximately 38.769 acres of land described as A0029A R. BEEBEE, TR, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Motion to deny due to all comments not being satisfied.

Motion: Bilyeu

Second: Burrus

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

15. Consideration and possible action on a Final Plat of Lois Road Estates Subdivision Filing No. 2, being approximately 29.228 acres of land described as A0029A R. BEEBEE, TR, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Motion to deny due to all comments not being satisfied.

Motion: Burrus

Second: Gann

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

16. Consideration and possible action on a Final Plat of Lois Road Estates Subdivision Filing No. 3, being approximately 45.25 acres of land described as A0029A R. BEEBEE, TR, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Motion to deny due to all comments not being satisfied.

Motion: Burrus

Second: Gann

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

FUTURE AGENDA ITEMS

City Manager Noblitt stated that plats requiring Council's approval will be phased in accordance with the amended Zoning ordinance and that Development Services would be providing a platting report in the future.

INFORMATIONAL ITEMS

17. Atmos Energy Mid-Tex Division Rate Tariffs - Rate Schedule 07-01-2025

18. Rider GCR - Rate Filing under Docket No. 10170 - June 26, 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 551.074. PERSONNEL MATTERS

For deliberations regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

- City Attorney

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 regarding legal consultation with attorney regarding pending administrative action, and all matters incident and related thereto.

Council convened into executive session at 8:14 p.m.

RECONVENE INTO REGULAR SESSION

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

Council reconvened into open session at 9:07 p.m.

Motion to authorize the Mayor to execute the settlement agreement and mutual release of claims with the City Attorney and execute any other appropriate documents necessary under the settlement agreement.

Motion: Chick

Second: Gann

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 9:09 p.m.


Kelly Edwards, City Secretary




Thomas E. Muir, Mayor