

CITY COUNCIL MEETING MINUTES

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

Mayor Muir called the work session to order at 6 02 p m

COUNCILMEMBERS PRESENT

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

COUNCILMEMBERS ABSENT

Councilmember, Place 1	Marissa Barrett
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STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Director of Development Services Ramie Hammonds, and Police Chief Tyson Cheek

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

Discussion ensued regarding Item 16 and Item 19

Discussion ensued regarding the Code of Ordinance amendments

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 6 56 p m

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7 07 p m

COUNCILMEMBERS PRESENT

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

COUNCILMEMBERS ABSENT

Councilmember, Place 1 Marissa Barrett

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Director of Development Services Ramie Hammonds, Electric Director Ronnie Grace, and Police Chief Tyson Cheek

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

Peggy Williams, spoke regarding the Senior Center

Arlene Perez, spoke regarding the process and procedures of the Police Department

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

Mayor Muir opened the public hearing at 7 27 p m

Director Hammonds provided an overview of the item

Mayor Muir closed the public hearing at 7 29 p m

- 2 Conduct a public hearing on a rewrite of Chapter 10 Subdivision Regulations, of the Code of Ordinances

Mayor Muir opened the public hearing at 7 29 p m

Director Hammonds provided an overview of the item

Mayor Muir closed the public hearing at 7 31 p m

- 3 Conduct a public hearing on a rewrite of Chapter 14 Planning and Zoning, of the Code of Ordinances

Mayor Muir opened the public hearing at 7 31 p m

Director Hammonds provided an overview of the item

Mayor Muir closed the public hearing at 7 33 p m

- 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

Mayor Muir opened the public hearing at 7 33 p m

Director Hammonds provided an overview of the item

Mayor Muir closed the public hearing at 7 35 p m

- 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

Mayor Muir opened the public hearing at 7 35 p m

Director Hammonds provided an overview of the item

Mayor Muir closed the public hearing at 7 36 p m

- 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

Mayor Muir opened the public hearing at 7 36 p m

Director Hammonds provided an overview of the item

Mayor Muir closed the public hearing at 7 37 p m

- 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)

Mayor Muir opened the public hearing at 7 37 p m

Director Hammonds provided an overview of the item

Mayor Muir closed the public hearing at 7 39 p m

- 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

Mayor Muir opened the public hearing at 7 40 p m

Director Hammonds provided an overview of the item

Mayor Muir closed the public hearing at 7 41 p m

CONSENT AGENDA

- 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

Mayor Muir removed Items 9-14 and Item 16 for additional discussion

Motion to approve Item 15 and Item 17 as presented

Motion Bilyeu

Second Burrus

Ayes Bilyeu, Burrus, Chick, and Gann

Nays None

Motion passed unanimously

Mayor Muir adjusted the agenda to prioritize the remaining items, proceeding first with the action items, followed by the executive session items, and then returning to the remaining items on the consent agenda

Motion to approve Item 9 of the consent agenda as presented

Motion Bilyeu

Second Burrus

Ayes Bilyeu, Burrus, Chick, and Gann

Nays None

Motion passed unanimously

Motion to approve Item 10 of the consent agenda as presented

Motion Bilyeu

Second Gann

Ayes Bilyeu, Burrus, Chick, and Gann

Nays None

Motion passed unanimously

Motion to approve Item 11 of the consent agenda with the modifications that payday lending and cash advance use be restricted to RC zoning with an SUP, in addition, sexually oriented businesses shall be prohibited in all categories, except to I with an SUP

Motion Bilyeu
Second Burrus
Ayes Bilyeu, Burrus, Chick, and Gann
Nays None
Motion passed unanimously

Motion to approve Item 12, Ordinance 06-15-25 of the consent agenda as presented

Motion Burrus
Second Gann
Ayes Bilyeu, Burrus, Chick, and Gann
Nays None
Motion passed unanimously

Motion to approve Item 13 of the consent agenda as presented

Motion Gann
Second Burrus
Ayes Bilyeu, Burrus, Chick, and Gann
Nays None
Motion passed unanimously

Motion to approve Item 14 of the consent agenda as presented

Motion Burrus
Second Gann
Ayes Bilyeu, Burrus, Chick, and Gann
Nays None
Motion passed unanimously

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

Director Hammonds stated that the applicant withdrew the project at this time

No action

- 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

Motion to approve

Motion Bilyeu

Second Gann

Ayes Bilyeu, Burrus, Chick, and Gann

Nays None

Motion passed unanimously

- 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

Motion to deny due to comments that have not been satisfied

Motion Bilyeu

Second Burrus

Ayes Bilyeu, Burrus, Chick, and Gann

Nays None

Motion passed unanimously

- 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

Motion to approve

Motion Bilyeu

Second Burrus

Ayes Bilyeu, Burrus, Chick, and Gann

Nays None

Motion passed unanimously

- 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 2nd Street and Bolivar Street

Motion to approve

Motion Bilyeu

Second Gann

Ayes Bilyeu, Burrus, Chick, and Gann

Nays None

Motion passed unanimously

- 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

Motion to approve

Motion Bilyeu

Second Gann

Ayes Bilyeu, Burrus, Chick, and Gann

Nays None

Motion passed unanimously

- 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

Motion to approve

Motion Chick

Second Burrus

Ayes Bilyeu, Burrus, Chick, and Gann

Nays None

Motion passed unanimously

- 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

Motion to nominate Steve Southwell

Motion Chick

Second Bilyeu

Ayes Barrett, Bilyeu, Burrus, Chick, and Gann

Nays None

Motion passed unanimously

FUTURE AGENDA ITEMS

Councilmember Bilyeu requested a work session to review and discuss how other municipalities handle public assemblies through ordinances

INFORMATIONAL ITEMS

- 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)

Council convened into executive session at 8 50 p m

RECONVENE INTO REGULAR SESSION

Council reconvened into open session at 9 20 p m

No action taken

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 10:19 p.m.

Kelly Edwards
Kelly Edwards, City Secretary

Thomas E. Muir
Thomas E. Muir, Mayor

