

CITY COUNCIL

JOINT WORK SESSION MINUTES

APRIL 11, 2025, 8:00 AM

CITY COUNCIL JOINT WORK SESSION

DEVELOPMENT SERVICES BUILDING, 201 BOLIVAR STREET, SANGER, TEXAS



CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called City Council to order at 8 03 a m

Commissioner Skaggs called the Planning & Zoning Commission to order at 8 04 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

COMMISSIONERS PRESENT

Commissioner, Place 2	Jon Knabe
Commissioner, Place 3	Jacki Turner
Commissioner, Place 4	Timothy Skaggs
Commissioner, Place 5	Luke Leissner
Commissioner, Place 7	Vacant
Commissioner, Alternate	Charles Wood

COMMISSIONERS ABSENT

Commissioner, Place 1	Shane Stone
Commissioner, Place 6	Jason Miller

STAFF MEMBERS PRESENT.

City Manager John Noblitt, City Secretary Kelly Edwards, Director of Development Services Ramie Hammonds, Development Administrative Assistant Shelley Warner, Director of Public Works Jim Bolz, Parks & Recreation Director Ryan Nolting, and Electric Director Ronnie Grace

DISCUSSION ITEMS

1 Discuss the Development Codes

Antero Sean Norton and Michael Schmitz provided a presentation and overview of the proposed amendments and key updates to the Subdivision, Signage, and Zoning ordinances

Chapter 3, Chapter 10, and Chapter 14

Discussion ensued regarding each section, including murals (new), mechanisms to address disrepair, variances and appeals process to the Board of Adjustment (BOA), sign overlay districts, exceptions to murals (such as it is aligned with the area and historical), the location of signage along I-35 area and where on FM455 changing to monument signage, platting approvals or denials, communicate property being platted to the Council, improvements added to the ordinance, revised language in the Zoning ordinance, the elimination of contradictory language, points of contact, numbering structure, cross-references, fees referred to Fee Schedule, integrated legislative, updated non-conforming use requirements, and improved landscaping regulations

ADJOURN THE WORK SESSION FOR THE PLANNING AND ZONING COMMISSION

Commissioner Skaggs adjourned the Planning & Zoning Commission at 10 00 a m

DISCUSSION ITEMS CONTINUED

2 Discuss the Street and Utility Maintenance Program (SUMP)

Colton Hermes with Kimley-Horn provided a presentation and overview of the proposed Street Utility Maintenance Program (SUMP), how the data will be used, removing the streets within the mobile home park and Chapman Road, Duck Creek and 5th Street/Keaton from the % prior to sharing the data, total cost to repair all city streets (not county or TxDOT roads) would be \$60M, prioritizing the construction/reconstruction, providing the data from the DRIVE project planning sheet on the website, and how to package the projects

Council broke for lunch from 11 47 a m to 12 54 p m

Mayor Muir moved to Item 4 of the agenda

3 Discuss Electric Service improvements

City Manager Noblitt provided an overview of the cost for the expansion of the electric substation, increasing efficiencies, purchasing power from CoServ as necessary for capacity, new capacity for the distribution, and reallocating a portion of emergency funding to expedite the maintenance of the system to reduce the risk of any future storm damage

Mayor Muir moved to Item 7 of the agenda

4 Discuss the Riley Ranch property

KSA Engineers Mannivannan Shriram and Bob Fisher provided a presentation and overview of the locations for a second Waste Water Treatment plant

Discussion ensued regarding the locations presented, the project study, how the debt was issued for the property, surveying the property, and keeping the far North corner of the property for a future water site

Mayor Muir moved back to Item 3 of the agenda

5 Discuss the future of recording video of Council meetings

City Manager Noblitt provided an overview of the item Swag-it will manage the process of recording and engrossing it to the agenda, transparency, and politicized topics

The Council directed staff to acquire a system

6 Discuss the 5-year Capital Plan

City Manager Noblitt provided an overview of House Bill 19 and its implications for small cities in the middle of growth

Discussion ensued regarding debt issuances by taking a municipality's ability to fund public projects, requesting that it carve out smaller cities under 25,000, the current general fund balance, the percentage of minimum fund balance, and any additional funds that could be used for the approved Capital Plan items

7 Discuss the Sullivan Senior Center

Mayor Muir provided an overview of Item 7 and a timeline of events and stated that the Sullivans would be taking back the building, options including a new location, and facilities for the Seniors in a temporary facility

The Council then moved to Item 5 of the agenda

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 4:35 p.m.

Kelly Edwards
Kelly Edwards, City Secretary



Thomas E. Muir
Thomas E. Muir, Mayor