

# **CITY COUNCIL**

## **MEETING MINUTES**

**JANUARY 06, 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 04 p 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

### **COUNCILMEMBERS ABSENT**

Councilmember, Place 5      Victor Gann

### **STAFF MEMBERS PRESENT:**

City Manager John Noblitt, City Secretary Kelly Edwards, Police Lt Justin Lewis, and Police Chief Tyson Cheek

### **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

- North Central Denton County Municipal Utility District No 1 (MUD 1)

Council convened into executive session at 6 05 p m

**RECONVENE INTO WORK SESSION**

Council reconvened into the Work Session 7 02 p m

**DISCUSSION ITEMS**

- 1 Discussion regarding the denial of the increase in rates proposed by Atmos Energy Corporation in its Mid-Tex division filed on about December 16, 2024, and the participation in the Atmos Texas Municipalities (ATM) coalition of cities

No discussion The Mayor moved to close the work session

**OVERVIEW OF ITEMS ON THE REGULAR AGENDA**

No discussion

**ADJOURN THE WORK SESSION**

There being no further business, Mayor Muir adjourned the work session at 7 02 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	Dennis Dillon
Councilmember, Place 4	Allen Chick

**COUNCILMEMBERS ABSENT**

Councilmember, Place 5	Victor Gann
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## **STAFF MEMBERS PRESENT:**

City Manager John Noblitt, City Secretary Kelly Edwards, Director of Development Services Ramie Hammonds, Parks & Recreation Director Ryan Nolting, Director of Economic Development Shari Bradshaw, Library Director Laura Klenke, Police Lt Justin Lewis, and Police Chief Tyson Cheek

## **INVOCATION AND PLEDGE**

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

## **CITIZENS COMMENTS**

Maria Fall, spoke regarding the water quality of the water running across her family property and the impact to the property

## **SPECIAL PRESENTATIONS AND ANNOUNCEMENTS**

- 2 Special Presentation by Alexa Reaves on behalf of Girl Scout Troop #7847

Director Nolting introduced Miss Reaves, who provided a presentation and overview of the Switzer Park playground project

Discussion ensued regarding the goal of funds raised by May, access points to the area, and the City's responsibility

Miss Reaves said she would provide a project report to the Council in June

## **CONSENT AGENDA**

- 3 Consideration and possible action on Ordinance 01-01-25, Calling and Ordering a General Election to be held on May 3, 2025, for the purpose of electing three (3) City Councilmembers
- 4 Consideration and possible action on the minutes from the November 20, 2024, meeting
- 5 Consideration and possible action on the minutes from the December 16, 2024, meeting
- 6 Consideration and possible action authorizing the City Manager to accept approved grant funding from the state for the purchase of In Car Dash Cameras

- 7 Consideration and possible action authorizing the City Manager to accept approved grant funding from the state, for the purchase of Body Worn Cameras
- 8 Consideration and possible action on the Minor Plat of Mejia Ranch, being approximately 5 143 acres of land described as A0801A WM MASON, TR 28, 5 0 ACRES, within the limits of City of Sanger, generally located North of Lois Road W, and approximately 720 55 feet west of Stemmons Frwy
- 9 Consideration and possible action on Amendment No 1 of the Interlocal Agreement for the construction of Marion Road with Denton County
- 10 Consideration and possible action on Resolution 2025-01, Denying the increase in rates proposed by Atmos Energy Corporation in its Mid-Tex division filed on about December 16, 2024, proposing to increase in-city rates for its Mid-Tex division, authorizing participation in the Atmos Texas Municipalities (ATM) coalition of cities, authorizing intervention in proceedings related to Atmos Energy's statement of intent, requiring the reimbursement of municipal rate case expenses, authorizing representation of the City by special counsel
- 11 Consideration and possible action authorizing the Police Department to purchase Axon Body Worn Camera systems under Buy Board Contract 648-21 for an amount not to exceed \$99,000 00, and authorize the City Manager to execute all necessary documents
- 12 Consideration and possible action authorizing the Police Department to purchase Axon In Car Dash Camera systems using Buy Board contract 743-24 in an amount not to exceed \$215,000 00, and authorize the City Manager to execute all necessary document
- 13 Consideration and possible action on a task order with Kimley-Horn and Associations, Inc regarding Marion Road Reconstruction, and authorize the City Manager to execute said task order
- 14 Consideration and possible action on a task order with Kimley-Horn and Associations, Inc regarding Belz Road Reconstruction, and authorize the City Manager to execute said task order
- 15 Consideration and possible action on adopting a revised library behavior policy
- 16 Consideration and possible action on adopting the library's updated circulation policies

Mayor Muir removed Item 10 regarding Atmos for additional discussion

Councilmember Chick requested to remove Items 11-16 for additional discussion

Motion to approve Items 3-9 made by Councilmember Chick, Seconded by Councilmember Bilyeu  
Ayes Barrett, Bilyeu, Chick, and Dillon  
Nays None  
Motion passed unanimously

City Manager Noblitt provided an overview of Item 10 regarding Atmos

Motion to approve Item 10 made by Councilmember Barrett, Seconded by Councilmember Bilyeu  
Ayes Barrett, Bilyeu, Chick, and Dillon  
Nays None  
Motion passed unanimously

Chief Cheek provided an overview of Items 11 and 12 regarding the Axon camera systems

Discussion ensued regarding the TAP program, cloud storage, maintenance, warranty costs, grant funding, and delivery time

Motion to approve Items 11 and 12 made by Councilmember Chick, Seconded by Councilmember Bilyeu  
Ayes Barrett, Bilyeu, Chick, and Dillon  
Nays None  
Motion passed unanimously

City Manager Noblitt provided an overview of Items 13 and 14 regarding the task orders with Kimley-Horn

Discussion ensued regarding the property acquisition services item, the breakdown of tasks, possible sidewalk construction, and the construction of Jennifer Circle

Motion to approve Items 13 and 14 made by Councilmember Chic, Seconded by Councilmember Dillon  
Ayes Barrett, Bilyeu, Chick, and Dillon  
Nays None  
Motion passed unanimously

Library Director Laura Klenke provided an overview of Item 15 regarding the Behavior Policy

Motion to approve Item 15 made by Councilmember Dillon, Seconded by Councilmember Barrett  
Ayes Barrett, Bilyeu, Chick, and Dillon  
Nays None  
Motion passed unanimously

Library Director Laura Klenke provided an overview of Item 16 regarding the Circulation policies

Motion to approve Item 16 made by Councilmember Dillon, Seconded by Councilmember Barrett

Ayes Barrett, Bilyeu, Chick, and Dillon

Nays None

Motion passed unanimously

## **PUBLIC HEARING ITEMS**

- 17 Conduct a public hearing regarding a zoning change from A (Agricultural) to PD (Planned Development) for approximately 202.69 acres, land described A0029A R BEEBE, TR 107, OLD DCAD SHT 3, TR 10, within the City of Sanger, and generally located South of Lois Road and approximately 1,19 feet west of Marion Road

Mayor Muir opened the public hearing at 8:15 p.m.

Director Hammonds provided an overview of the item

Mayor Muir closed the public hearing at 8:20 p.m.

- 18 Conduct a public hearing 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

Mayor Muir opened the public hearing at 8:21 p.m.

Director Hammonds provided an overview of the item

Mayor Muir closed the public hearing at 8:24 p.m.

## **ACTION ITEMS**

- 19 Consideration and possible action on Ordinance 01-02-25 a zoning change from A (Agricultural) to PD (Planned Development) for approximately 202.69 acres, land described A0029A R BEEBE, TR 107, OLD DCAD SHT 3, TR 10, within the City of Sanger, and generally located South of Lois Road and approximately 1,219 feet west of Marion Road

Discussion ensued regarding connectivity to the Stephens Towne Crossing development and that the Home Owners Association (HOA) will maintain the parks

Motion to approve made by Councilmember Bilyeu, Seconded by Councilmember Barrett

Ayes Barrett, Bilyeu, and Dillon

Nays Chick

Motion passed 3-1-0

- 20 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

Director Hammonds recommends denial of the item due to comments not being satisfied

Motion to deny made by Councilmember Barrett due to comments not being satisfied, Seconded by Councilmember Chick

Ayes Barrett, Bilyeu, Chick, and Dillon

Nays None

Motion passed unanimously

- 21 Consideration and possible action on the Preliminary Plat of Lake Ridge Estates Phase 4, being approximately 43 821 acres of land described as RUEBEN BEBEE SURVEY, ABST NO 29, within the City of Sanger, and generally located north of McReynolds Road and east of Indian Lane

Director Hammonds recommends denial of the item due to comments not being satisfied

Discussion ensued regarding a second point of access to the development

Motion to deny made by Councilmember Bilyeu due to comments not being satisfied, Seconded by Councilmember Barrett

Ayes Barrett, Bilyeu, Chick, and Dillon

Nays None

Motion passed unanimously

- 22 Consideration and possible action on the Preliminary Plat of Sanger Town Center, being approximately 24 13 acres of land described as A0029A R BEEBE, TR 64B, within the City of Sanger, generally located south of FM 455 west and west of Indian Lane

Director Director Hammonds provided an overview of the item and recommends denial of the item due to comments not being satisfied

Motion to deny made by Councilmember Barrett due to comments not being satisfied,  
Seconded by Councilmember Bilyeu  
Ayes Barrett, Bilyeu, Chick, and Dillon  
Nays None  
Motion passed unanimously

- 23 Consideration and possible action on the Final Plat of Oasis at Sanger Addition, being approximately 4 135 acres of land described as A0029A R BEEBE, OLD DCAD SHT 2, TR 5, within the City of Sanger, generally located north of McReynolds Road, and approximately 790 feet east of Lake Ridge Drive

Director Director Hammonds provided an overview of the item and recommends denial of the item due to comments not being satisfied

Motion to deny made by Councilmember Bilyeu due to comments not being satisfied,  
Seconded by Councilmember Barrett  
Ayes Barrett, Bilyeu, Chick, and Dillon  
Nays None  
Motion passed unanimously

- 24 Consideration and possible action on Resolution 2025-02, Appointing members to fill the vacant seats of the 4A Industrial Development Corporation, Zoning Board of Adjustment, the Planning and Zoning Commission, and the Capital Improvements Advisory Committee

Mayor Muir provided an overview of the item

Discussion ensued regarding how appointments are selected, an overview of the boards, and how the Planning and Zoning Commission currently serves as the Zoning Board of Adjustment and Capital Improvements Advisory Committee as adopted

Motion to approve made by Councilmember Bilyeu, Seconded by Councilmember Chick  
Ayes Barrett, Bilyeu, Chick, and Dillon  
Nays None  
Motion passed unanimously

## **FUTURE AGENDA ITEMS**

Councilmember Bilyeu discussed the possibility of joint meetings with other boards



**INFORMATIONAL ITEMS**

- 25. Rider GCR - Rate Filing under Docket No. 10170 - December 19, 2024
- 26. Atmos - Intent to Change Municipal Gas Utility Rates - December 16, 2024

**ADJOURN**

There being no further business, Mayor Muir adjourned the meeting at 8:54 p.m.

Kelly Edwards  
Kelly Edwards, City Secretary

Thomas E. Muir  
Thomas E. Muir, Mayor

