

# **CITY COUNCIL**

## **MEETING MINUTES**

**FEBRUARY 06, 2023, 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	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

### **COUNCILMEMBERS ABSENT**

None

### **STAFF MEMBERS PRESENT:**

City Manager John Noblitt, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Finance Director Clayton Gray, Director of Human Resources and Special Projects Jeriana Staton, Marketing and Civic Engagement Director Donna Green, Chief of Police Waylan Rhodes, Director of Public Works Jim Bolz, and Assistant Police Chief Jonathan Perkins.

### **OVERVIEW OF ITEMS ON THE REGULAR AGENDA**

1. Presentation and overview of the Annual Financial Report and related audit by BrooksWatson & Co. for the fiscal year ending September 30, 2022.

Director Gray introduced Jon Watson from BrooksWatson & Company.

Mr. Watson provided a presentation and overview of the audit report.

Discussion ensued regarding net pension rations, lump sum contributions, GASB 87 calculating lease payments, internal controls, and recommendations.

## **DISCUSSION ITEMS**

No additional discussion

## **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 7:03 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
Councilmember, Place 5	Victor Gann

## **COUNCILMEMBERS ABSENT**

None

## **STAFF MEMBERS PRESENT:**

City Manager John Noblitt, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Finance Director Clayton Gray, Director of Development Services Ramie Hammonds, Director of Human Resources and Special Projects Jeriana Staton, Marketing and Civic Engagement Director Donna Green, Chief of Police Waylan Rhodes, Director of Public Works Jim Bolz, and Assistant Police Chief Jonathan Perkins, and Director of Public Works Jim Bolz.

## **INVOCATION AND PLEDGE**

Councilmember Bilyeu gave the invocation, the Pledge of Allegiance was led by Councilmember Gann.



## **CITIZENS COMMENTS**

Cole Thompson, spoke regarding Public Safety and his previous employment.

Katherine Curtis, 113 Ringneck Drive, spoke regarding her stolen vehicle and issues with the Police Department's responsiveness.

## **CONSENT AGENDA**

2. Consideration and possible action on the minutes from the January 17, 2023, meeting.
3. Consideration and possible action to issue the notice to proceed with South Manor Court cul-de-sac project.
4. Consideration, Acknowledgement, and Acceptance of the Annual Financial Report and Related Audit by BrooksWatson & Co. for the Fiscal Year Ending September 30, 2022.
5. Consideration and possible action on an Inter-Local Cooperation Agreement between Denton County and the City of Sanger Police and Fire Departments for the use of the Denton County Radio Communications System.
6. Consideration and possible action on Ordinance 02-03-23, amending the budget for the 2022-2023 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.
7. Consideration and possible action acknowledging no responses to the Request for Qualifications (RFQ) for the update to the Roadway Impact Fee Study were received; and proceeding with reposting the Request for Qualifications (RFQ) for the same.

Motion to approve the consent agenda made by Councilmember Bilyeu, Seconded by Councilmember Dillon.

Voting Yea: Councilmember Barrett, Councilmember Chick, and Councilmember Gann.  
Motion passed unanimously.

## **PUBLIC HEARING ITEMS**

8. Conduct a public hearing regarding a zoning change from (B-1) Business-1 to (SF-10) Single Family-10 for approximately 0.5877 acres of land, described as MARY H SHIRLEY LOT 7, generally located on the southwest corner of 2<sup>nd</sup> Street and Church Street.

Mayor Muir opened the public hearing at 7:13 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 7:15 p.m.

## **ACTION ITEMS**

9. Consideration and possible action on Ordinance No. 02-02-23 regarding a zoning change from (B-1) Business-1 to (SF-10) Single Family-10 for approximately 0.5877 acres of land, described as MARY H SHIRLEY LOT 7, generally located on the southwest corner of 2<sup>nd</sup> Street and Church Street.

Discussion ensued regarding the zoning of the surrounding properties.

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

Voting Yea: Councilmember Chick, Councilmember Dillon, and Councilmember Gann.  
Motion passed unanimously.

10. Consideration and possible action on the Preliminary Plat of STC Phase 2, being 119.199 acres, located in the City of Sanger, and generally located on the west side of Sanger Circle Addition and west of Montecristo Lane and Bridle Path Lane.

Director Hammonds provided an overview of the item.

Discussion ensued regarding access to the property.

Motion to approve made by Councilmember Gann, Seconded by Councilmember Dillon.  
Voting Yea: Councilmember Barrett, Councilmember Bilyeu, and Councilmember Chick.  
Motion passed unanimously

11. Consideration and possible action on the Preliminary Plat of the Metz View Addition, being 59.97 acres, located in the City of Sanger's ETJ, and generally located on the east side of Metz Road at the intersection of Metz Road and View Road.

Director Hammonds provided an overview of the item, explaining the reason staff recommends denial.

Lee Allison, applicant, acknowledged that the Engineering comments had not been satisfied.

Discussion ensued regarding access to the homes, drainage, and ponds.

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

Voting Yea: Councilmember Chick, Councilmember Dillon, and Councilmember Gann.  
Motion passed unanimously



12. Consideration and possible action on the Final Plat of the Metz View Addition, being 59.97 acres, located in the City of Sanger's ETJ, and generally located on the east side of Metz Road at the intersection of Metz Road and View Road.

Motion to deny due to comments not being addressed made by Councilmember Bilyeu, Seconded by Councilmember Gann.

Voting Yea: Councilmember Barrett, Councilmember Chick, and Councilmember Dillon.  
Motion passed unanimously

13. Consideration and possible action on the Final Plat of the Sanger Storage Addition, being 9.325 acres, located in the City of Sanger, and generally located on the west side of Stemmons Road approximately 192 feet south of Duck Creek Road.

Director Hammonds stated that the applicant requested a 30-day extension.

No action taken.

Mayor Muir moved to Executive Session.

## **FUTURE AGENDA ITEMS**

None.

## **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 551.072. DELIBERATION REGARDING REAL PROPERTY**

For deliberations regarding the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person specifically, Michael Riley, Laura Riley, and J. Mike Riley Ranch Properties, LLC, (collectively the "Owner").

Council convened into executive session at 7:26 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 8:22 p.m.

No action taken.

Mayor Muir moved back to Future Agenda Items.


## INFORMATIONAL ITEMS

14. TML denial letter regarding a claim from Kumar Mainali

## ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 8:23 p.m.

  
Kelly Edwards, City Secretary

  
Thomas E. Muir, Mayor

