

# **CITY COUNCIL**

## **MEETING AGENDA**

**JUNE 20, 2023, 7:00 PM**

**CITY COUNCIL REGULAR MEETING**

**HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS**



### **CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM**

### **INVOCATION AND PLEDGE**

### **CITIZENS COMMENTS**

*This is an opportunity for citizens to address the Council on any matter. Comments related to public hearings will be heard when the specific hearing begins. Citizens are allowed 3 minutes to speak. Each speaker must complete the Speaker's Form and include the topic(s) to be presented. Citizens who wish to address the Council with regard to matters on the agenda will be received at the time the item is considered. The Council is not allowed to converse, deliberate or take action on any matter presented during citizen input.*

### **CONSENT AGENDA**

*All items on the Consent Agenda will be acted upon by one vote without being discussed separately unless requested by a Councilmember to remove the item(s) for additional discussion. Any items removed from the Consent Agenda will be taken up for individual consideration.*

1. Consideration and possible action on the minutes from the June 5, 2023, meeting.

### **ACTION ITEMS**

2. Consideration and possible action to select Clark Adamson Insurance for Insurance Broker Services, and authorizing the City Manager to negotiate a possible contract with Clark Adamson Insurance.

### **FUTURE AGENDA ITEMS**

*The purpose of this item is to allow the Mayor and Councilmembers to bring forward items they wish to discuss at a future meeting, A Councilmember may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Council or at the call of the Mayor.*

## **ADJOURN**

**NOTE:** The City Council reserves the right to adjourn into Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.087 of the Texas Open Meetings Act.

## **CERTIFICATION**

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on June 14, 2023, at 3:15 PM.

**/s/Kelly Edwards**  
Kelly Edwards, City Secretary

The Historical Church is wheelchair accessible. Request for additional accommodations or sign interpretation or other special assistance for disabled attendees must be requested 48 hours prior to the meeting by contacting the City Secretary's Office at 940.458.7930.



## CITY COUNCIL COMMUNICATION

**DATE:** June 20, 2023

**FROM:** Kelly Edwards, City Secretary

**AGENDA ITEM:** Consideration and possible action on the minutes from the June 5, 2023, meeting.

**SUMMARY:**

N/A

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: \$0.00

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Approve the minutes from the June 5, 2023, meeting.

**ATTACHMENTS:**

City Council minutes

# **CITY COUNCIL MEETING MINUTES**

**JUNE 05, 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 6:00 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, City Secretary Kelly Edwards, and City Attorney Hugh Coleman.

## **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.

- Michael Riley, Laura Riley, and J. Mike Riley Ranch Properties, LLC, (collectively the "Owner").

#### 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.

- Municipal Utility District No. 12 (MUD 12)

#### Section 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS;

This chapter does not require a governmental body to conduct an open meeting: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- 125 Bolivar Street, Sanger, TX 76262

Council convened into executive session at 6:02 p.m.

### **RECONVENE INTO WORK SESSION**

Reconvene into the Work Session. Any action deemed necessary as a result of Executive Session will be taken during the Regular Session.

Council reconvened into the work session at 7:23 p.m.

### **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 7:23 p.m.

## **CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM**

Mayor Muir called the regular meeting to order at 7:23 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, and Planning Technician Stefani Dodson.

## **INVOCATION AND PLEDGE**

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

## **CITIZENS COMMENTS**

Sherry Knighton, 2311 Autumn Breeze, thanked the Council for their support regarding the Seniors, then asked about the retail planned for the Sanger Preserve development and TxDOT's plans for the traffic at the intersection of Keaton and Cowling.

## **SPECIAL PRESENTATIONS AND ANNOUNCEMENTS**

1. Honoring Mike Prater for his 25 years of service with the City of Sanger.

Mayor Muir read the proclamation regarding Mike Prater's service with the city.

The Mayor thanked Mike for his service and thanked Mike and the Electric Department for their diligence during the winter storm.

## CONSENT AGENDA

2. Consideration and possible action on the minutes from the May 15, 2023, meeting.
3. Consideration and possible action on the minutes from the May 16, 2023, meeting.
4. Consideration and possible action on Ordinance 06-11-23, authorizing the termination of Campaign Treasurer appointments by the City Secretary of inactive candidates and inactive political committees.

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

## ACTION ITEMS

5. Consideration and possible action to electing a Mayor Pro-Tem in accordance with the Charter, Article III, City Council, Section 3.02.

Mayor Muir read the item and asked for a nomination.

Motion to nominate Councilmember Bilyeu made by Councilmember Chick, Seconded by Councilmember Dillon.

Voting Yea: Councilmember Barrett, Councilmember Gann.

Abstaining: Councilmember Bilyeu.

Motion passed 4-0-1.

6. Consideration and possible action on the Preliminary Plat of Belz Road Retail Addition being 129.25 acres, described as A1241A TIERWESTER. TR 56, TR 57, and TR 40 and generally located along Chapman Drive and I-35 approximately 234 feet west of the intersection of I-35 and Chapman Drive.

Planning Technician Dodson provided an overview of the item, stating that the comments had not been satisfied and staff recommended denial.

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

Voting Yea: Councilmember Bilyeu, Councilmember Dillon, and Councilmember Gann.

Motion passed unanimously.

7. Consideration and possible action on a Professional Services Reimbursement Agreement with Triple T Farms LTD for reimbursement of expenses spent during consideration of a potential Public Improvement District and authorizing the City Manager to execute.

Planning Technician Dodson provided an overview of the item.

Discussion ensued regarding the property located within the Extra Territorial Jurisdiction.

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

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

8. Consideration and possible action on the Final Plat of Palomino Bay Addition, being 54.34 acres, located in the City of Sanger's ETJ, and generally located on the west side of Jones Road approximately 782 feet north of the intersection of FM 1190 and Jones Road.

Planning Technician Dodson provided an overview of the item, stating that the Planning & Zoning Commission recommended approval.

Discussion ensued regarding the separation of the development.

Clint Baker, the applicant, spoke regarding the housing mix, including the Estate lots and the property located in the County.

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

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

## **FUTURE AGENDA ITEMS**

Councilmember Barrett requested a discussion and overview of the Code Enforcement process and procedures.

City Manager Nobitt introduced Tyson Cheeck, who will be sworn in as the Intermin Police Chief.

Councilmember Bilyeu inquired if there would be a work session item to discuss the Waste Service contract, including recycling services.

## **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 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS;  
This chapter does not require a governmental body to conduct an open meeting: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental



body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- 125 Bolivar Street, Sanger, TX 76262

Council convened into executive session at 7:57 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 8:12 p.m.

No action taken.

### **ADJOURN**

There being no further business, Mayor Muir adjourned the meeting at 8:13 p.m.

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Thomas E. Muir, Mayor

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Kelly Edwards, City Secretary



## CITY COUNCIL COMMUNICATION

**DATE:** June 20, 2023

**FROM:** Jeriana Staton-Hemb, Director of Human Resources

**AGENDA ITEM:** Consideration and possible action to select Clark Adamson Insurance for Insurance Broker Services, and authorizing the City Manager to negotiate a possible contract with Clark Adamson Insurance.

**SUMMARY:**

- The City received responses from the following:
- Hub International/Wellspring of Argyle.
- Clark Adamson Insurance of Denton.
- Both vendors have requested that the proposed amounts remain confidential.

**FISCAL INFORMATION:**

Budgeted: Yes

Amount: N/A

GL Account: 180-25-5430

**RECOMMENDED MOTION OR ACTION:**

Staff recommends approval.

**ATTACHMENTS:**

None.