

# CITY COUNCIL

## MEETING MINUTES

DECEMBER 02, 2024, 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, City Attorney Hugh Coleman, Director of Development Services Ramie Hammonds, Marketing and Civic Engagement Director Donna Green, Parks & Recreation Director Ryan Nolting, and Police Lt. Lewis.

### DISCUSSION ITEMS

1. Discussion on assessing Roadway Impact Fees and setting a collection rate.

Director Hammonds introduced Brandon Forsythe with Kimley-Horn.

Mr. Forsythe provided a presentation and overview of the study and fees.

Discussion ensued regarding the service area, recoverable cost, updating the study every five years, staff recommendation, impact on developments, and effect on any PID agreements.

**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 6:51 p.m.

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

Mayor Muir called the regular meeting to order at 7:00 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, City Attorney Hugh Coleman, Director of Development Services Ramie Hammonds, Director of Public Works Jim Bolz, Marketing and Civic Engagement Director Donna Green, Parks & Recreation Director Ryan Nolting, Assistant Fire Chief Casey Welborn, Electric Director Ronnie Grace, and Police Lt. Lewis.

**INVOCATION AND PLEDGE**

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

**CITIZENS COMMENTS**

Jo Delacruz, commented on the increased sales for merchants downtown due to the foot traffic provided during Farmers Market events.

Kathryn Dodd, Mayor Muir, read her statement opposing the Laguna Azure TECQ application.

Wanetta Wilde, spoke in opposition to the Laguna Azure TECQ application.

Linda Hartman, spoke in opposition to the Laguna Azure TECQ application.

Maria Falls, spoke in opposition to the Laguna Azure TECQ application.

Angela Williams, spoke in opposition to the Laguna Azure TECQ application.

Jerry Langley, spoke in opposition to the Laguna Azure TECQ application.

Katy Ray, spoke in opposition to the Laguna Azure TECQ application.

George Sheffield, spoke in opposition to the Laguna Azure TECQ application.

Sam Alexander, spoke in opposition to the Laguna Azure TECQ application.

Kelli Alexander, spoke in opposition to the Laguna Azure TECQ application.

Scott Hutchins and Tammie Hudson did not speak, but both oppose the Laguna Azure TECQ application.

## **CONSENT AGENDA**

2. Consideration and possible action on the minutes from the November 18, 2024, meeting.
3. Consideration and possible action on the 2024-2025 Interlocal Cooperation Agreement Fire Protection and EMS Services between Denton County and the City of Sanger, Denton County, Texas and authorize the Mayor to execute the agreement.
4. Consideration and possible action on awarding a contract to Pyro Shows Texas in the amount of \$40,000 for the 2025 Freedom Fest show and authorizing the City Manager to sign.
5. Consideration and possible action on awarding a contract to Extreme Sound Production for Stage, Lighting, and Sound for 2025 events and authorizing the City Manager to sign.
6. Consideration and possible action on awarding a contract to Duran Photography for Videography/Photography and Podcast services for 2025 and authorizing the City Manager to sign the contract.
7. Consideration and possible action on the Final Plat of Marley Meadows being 19.653 acres described as A0658A JANUARY TR 3, located in the City of Sanger's ETJ, and generally located on the west side of Sam Bass Road and approximately 1307 feet north of the intersection of FM 455 and Sam Bass Road.

8. Consideration and possible action on the remount of the Ambulance box to a new chassis for Medic 671 not to exceed the amount \$170,000.00.
9. Consideration and possible action to approve the City of Sanger Surplus Item list for public auction.
10. Consideration and possible action on Amendment No. 3 in the amount of \$45,000.00 with Kimley-Horn and Associates, Inc for the I-35 Utility Relocations for TXDOT and authorize the City Manager to execute said Amendment No. 3.

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

Ayes: Barrett, Bilyeu, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

### **PUBLIC HEARING ITEMS**

11. Conduct a public hearing on Ordinance No. 12-22-24 amending Ordinance No. 09-29-03 (PD 09-29-03) as further amended by Ordinance No. 05-16-18 to amend the front, rear, and side yard setbacks on the 60-foot lots, for land described A0029A R. BEEBE, TR 58 & 59, 22.85 ACRES, OLD DCAD SHT 2, TR 6, A0029A R. BEEBE, TR 57, 14.16 ACRES, OLD DCAD SHT 2, TR 5, within the City of Sanger, and generally located North of McReynolds Road and East of Indian Lane.

Mayor Muir opened the public hearing at 7:40 p.m.

Director Hammonds provided an overview of the request to reduce the setbacks.

Mayor Muir closed the public hearing at 7:42 p.m.

12. Conduct a Public Hearing on assessing Roadway Impact Fees and setting a collection rate.

Mayor Muir opened the public hearing at 7:43 p.m.

Brandon Forsythe, Kimley-Horn, provided a presentation and overview of the item.

Several members of the audience asked questions.

Mayor Muir closed the public hearing at 7:53 p.m.

## **ACTION ITEMS**

13. Consideration and possible action on Ordinance No. 12-22-24 amending Ordinance No. 09-29-03 (PD 09-29-03) as further amended by Ordinance No. 05-16-18 to amend the front, rear, and side yard setbacks on the 60-foot lots, for land described A0029A R. BEEBE, TR 58 & 59, 22.85 ACRES, OLD DCAD SHT 2, TR 6, A0029A R. BEEBE, TR 57, 14.16 ACRES, OLD DCAD SHT 2, TR 5, within the City of Sanger, and generally located North of McReynolds Road and East of Indian Lane.

Director Hammonds stated they had not received any responses from the notifications mailed.

Casey McGinnis, Developer, responded to questions.

Discussion ensued regarding the current setbacks, the setbacks for Lane Ranch, the housing product, the footprint, and the ingress and egress to the development.

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

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: Chick

Motion passed 4-1-0.

14. Consideration and possible action on assessing Roadway Impact Fees and setting a collection rate.

Discussion ensued regarding the maximum rate and a proposed rate.

Motion to approve Ordinance 10-18-24 accepting the study and set a collection rate of 40% for Residential and 35% for Non-residential of the recommended maximum fee made by Councilmember Barrett, Seconded by Councilmember Gann.

Ayes: Barrett, Bilyeu, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

15. Consideration and possible action on purchasing three (3) Transformers from Techline Inc. for the Belz Road Retail Addition and authorizing the City Manager to execute the agreement and all necessary documents.

Director Grace provided an overview of the item.

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

Ayes: Barrett, Bilyeu, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

16. Consideration and possible action on the 2024 Facility Use Agreement between the City of Sanger and The Farmer's Wife North TX, LLC d/b/a Downtown Sanger Farmer's Market, and authorize the City Manager to execute said agreement.

Director Nolting provided an overview of the item.

Discussion ensued regarding the fees in the agreement, the term of the agreement, an explanation of the Use fee, and Special Event permits for the additional Moonlight Markets during the year.

Motion to approve the agreement amending the cost to \$2,500.00 for the first term of the agreement and years two and three of the agreement to \$5,000 annually made by Councilmember Barrett, Seconded by Councilmember Bilyeu.

Ayes: Barrett, Bilyeu, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

## **FUTURE AGENDA ITEMS**

Councilmember Barrett requested a work session or type of educational material for the public regarding Municipal Utility Districts.

Councilmember Bilyeu requested Executive Session under 551.074 Personnel Matters regarding the City Attorney.

Mayor Muir requested Executive Session under 551.074 Personnel Matters regarding the City Manager.

A special meeting will be held on December 19, 2024, at 6:00 p.m.

**INFORMATIONAL ITEMS**

17. Rider GCR - Rate Filing under Docket No. 10170 - November 20, 2024

**ADJOURN**

There being no further business, Mayor Muir adjourned the meeting at 9:05 p.m.

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Thomas E. Muir, Mayor

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Kelly Edwards, City Secretary